



## 63 Elm Crescent, Chester Le Street, DH3 1GH

Offers Over £300,000

Nestled in the tranquil surroundings of Elm Crescent, Birtley, this stunning four-bedroom detached home offers a perfect blend of modern living and comfort.

Situated on the outskirts of the estate, the property benefits from a pedestrianised path at the front, enhancing its appeal and accessibility.

Upon entering, you are greeted by a welcoming hallway that leads to all ground floor rooms and the staircase to the first floor. The dual aspect lounge and dining room is a highlight of the home, featuring a charming bay window that overlooks a grassy area, allowing natural light to flood the space. Bi-fold doors open up to the generous rear garden, creating a seamless connection between indoor and outdoor living. The stylish breakfasting kitchen is equipped with integral appliances and is complemented by a separate utility room, making daily tasks a breeze. Additionally, a convenient ground floor w.c is located off the hallway. As you ascend to the first floor, you will find four well-proportioned bedrooms. The main bedroom boasts an en suite shower room, providing a private retreat, while the family bathroom, complete with a shower over the bath, caters to the needs of the household. Externally, the property features a spacious rear garden, predominantly laid to lawn, with a paved patio area perfect for al fresco dining or relaxing in the sun. A single garage and a driveway to the rear offer ample parking and storage solutions. This delightful home is ideal for families seeking a peaceful yet convenient location, with excellent amenities and transport links nearby. Don't miss the opportunity to make this beautiful property your own. Early viewing advised as properties in this location are very popular because of their semi rural setting but closeness to the

## ENTRANCE HALLWAY



## UTILITY

6'4" x 5'1" (1.94 x 1.56)



## GROUND FLOOR W.C



## ACCOMMODATION FIRST FLOOR



## LOUNGE / DINING ROOM

24'11" x 11'0" (7.62 x 3.37)



## BEDROOM ONE

11'8" x 11'1" (3.56 x 3.39)



## BREAKFASTING KITCHEN

12'2" x 9'10" (3.73 x 3.00)



## EN SUITE



## BEDROOM TWO

10'0" x 9'3" (3.07 x 2.83)



## BEDROOM THREE

10'11" x 7'1" (3.34 x 2.17)



## BEDROOM FOUR

8'1" x 6'7" (2.47 x 2.01)



## FAMILY BATHROOM



## EXTERNAL



## GARAGE AND DRIVEWAY

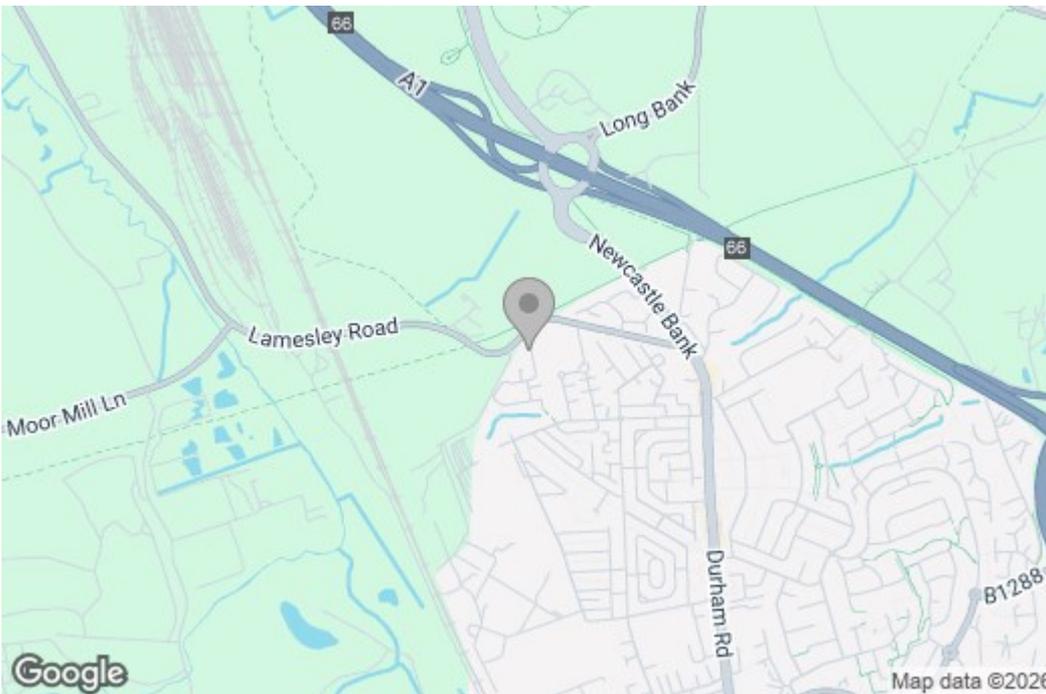


### Property disclaimer

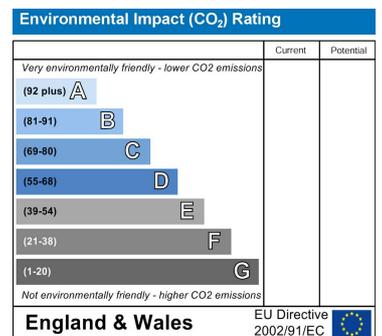
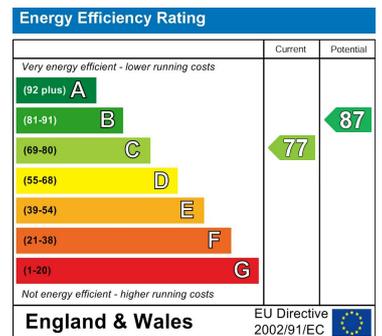
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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