



Exeter Close, Great Lumley, DH3 4LJ
3 Bed - House - Detached
£260,000

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Exeter Close Great Lumley, DH3 4LJ

* NO ONWARD CHAIN * RARELY AVAILABLE * CUL DE SAC POSITION * DRIVEWAY AND GARAGE * WELL-SIZED ROOMS * EN SUITE TO MAIN BEDROOM * ENCLOSED REAR GARDEN *

Offered for sale with no onward chain is this rarely available three bedroom detached home, occupying a pleasant cul de sac position within the traditionally sought-after village of Great Lumley. The property offers particularly spacious and well-proportioned accommodation throughout and, while requiring some cosmetic updating, provides an excellent opportunity for buyers looking to create a home to their own taste.

The floorplan comprises a welcoming entrance hallway, large lounge leading through to a spacious dining area with French doors opening onto the rear garden, a kitchen which also benefits from French doors providing direct access outside. To the first floor there are three good sized bedrooms, with the main bedroom benefitting from en suite facilities, together with a particularly spacious family bathroom.

Externally, there is a front garden, driveway providing off-street parking and access to the garage. To the rear is an enclosed garden and a practical space for outdoor dining, entertaining and family use.

Exeter Close is situated within the popular village of Great Lumley, a well-established and sought-after location offering a good range of local shops, schools and everyday amenities. Chester le Street town centre is only a short drive away, providing a wider selection of supermarkets, cafés, restaurants and leisure facilities. Riverside Park and pleasant countryside walks are also nearby, while excellent road links via the A1(M) and A693 provide straightforward access to Durham, Newcastle, Sunderland and surrounding areas, making this an ideal location for families and commuters alike.











GROUND FLOOR

Hallway

Living Room

15'5" x 11'9" (4.7 x 3.6)

Dining Room

14'5" x 10'9" (4.4 x 3.3)

Kitchen

18'0" x 10'9" (5.5 x 3.3)

Garage

17'4" x 8'2" (5.3 x 2.5)

FIRST FLOOR

Landing

Bedroom

15'1" x 9'2" (4.6 x 2.8)

En-Suite

7'10" x 4'3" (2.4 x 1.3)

Bedroom

12'1" x 9'2" (3.7 x 2.8)

Bedroom

11'1" x 9'2" (3.4 x 2.8)

Bathroom

8'6" x 7'10" (2.6 x 2.4)

AGENT'S NOTES

Council Tax: Durham County Council, Band C

Tenure: Freehold

EPC E

Property Construction – Understood to be of standard construction.

Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.

Gas Supply – Mains

Electricity Supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile Phone Coverage – Please refer to the Ofcom website: <https://www.ofcom.org.uk>

Estimated Broadband Download Speeds – Please refer to the Ofcom website: <https://www.ofcom.org.uk>

Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.

Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.

Selective Licensing Area – No

Probate – Not applicable

Rights & Easements – None known.

Flood Risk – Please refer to the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Please refer to the GOV.UK website: <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known.

Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.

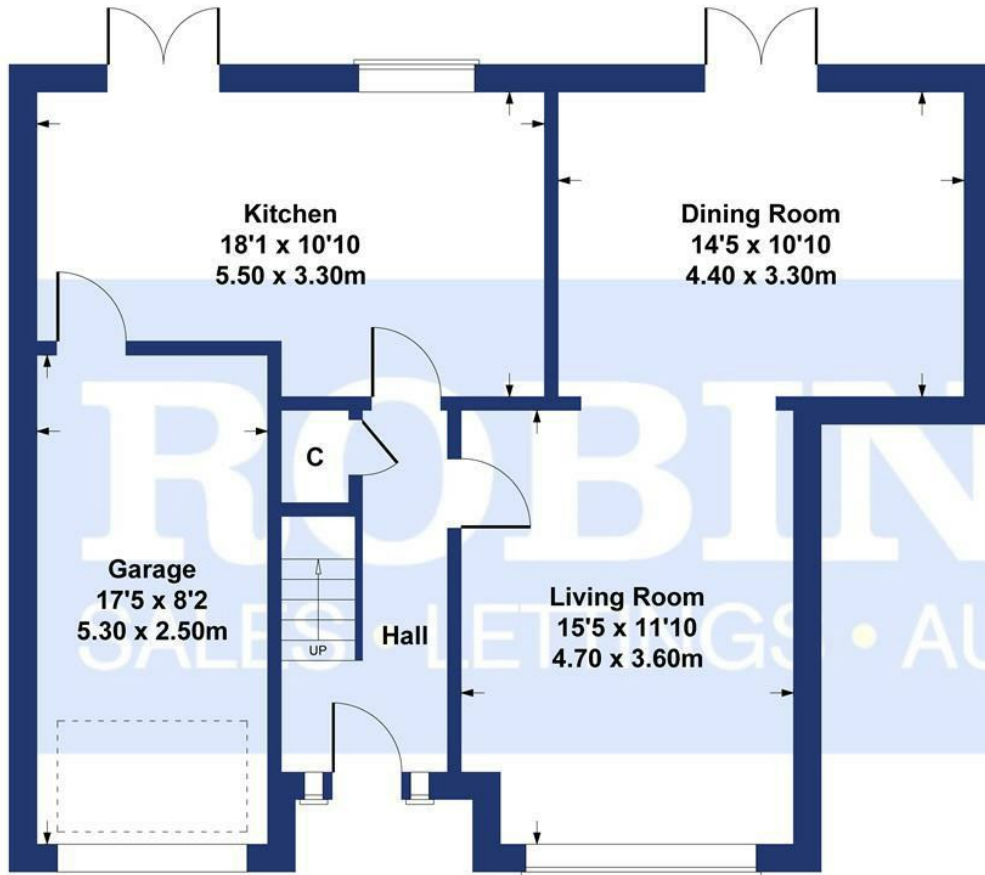
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.

Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

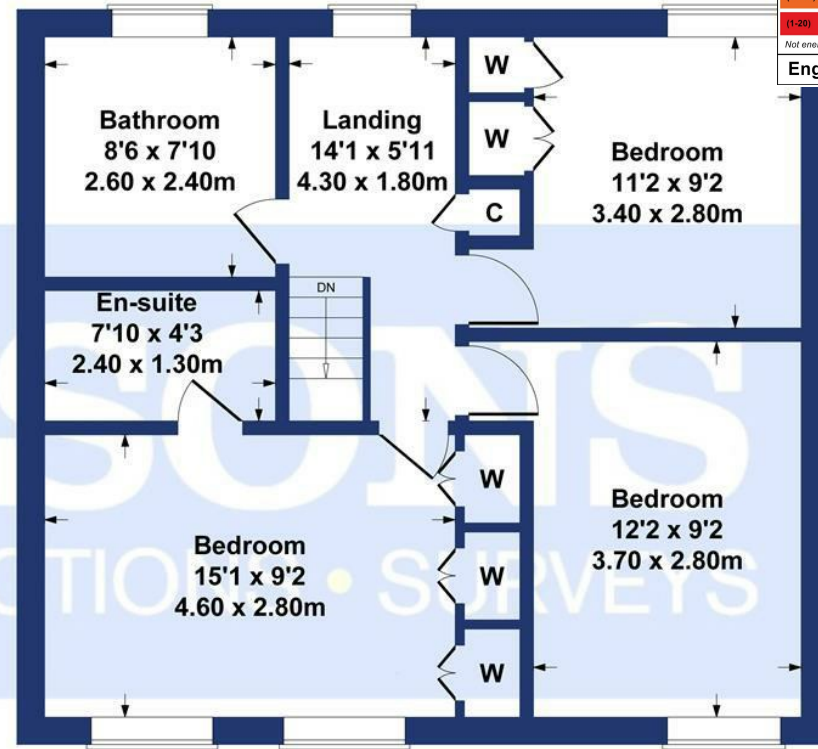
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Exeter Close

Approximate Gross Internal Area
1410 sq ft - 131 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	54	69
	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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