



# FOR SALE

14 The Dene, Chester Moor, Chester Le Street, County Durham, DH2 3TB

Offers Over £469,950



- Extensively upgraded four-bedroom family home, beautifully presented with high-quality finishes throughout
- Stylish Symphony kitchen with Silestone worktops, central island and Rangemaster cooker
- Spacious rear living room featuring a Gazco remote-controlled gas fire and bespoke media/storage unit
- Impressive open-plan kitchen and dining space, ideal for modern family living and entertaining
- Separate utility room with integrated appliances, enhancing everyday practicality
- Bi-fold doors to the rear garden, flooding the space with natural light and creating seamless indoor-outdoor living

## THE PROPERTY

This extensively improved and beautifully presented four-bedroom family home offers high-quality accommodation, having been comprehensively upgraded by the current owners over recent years.

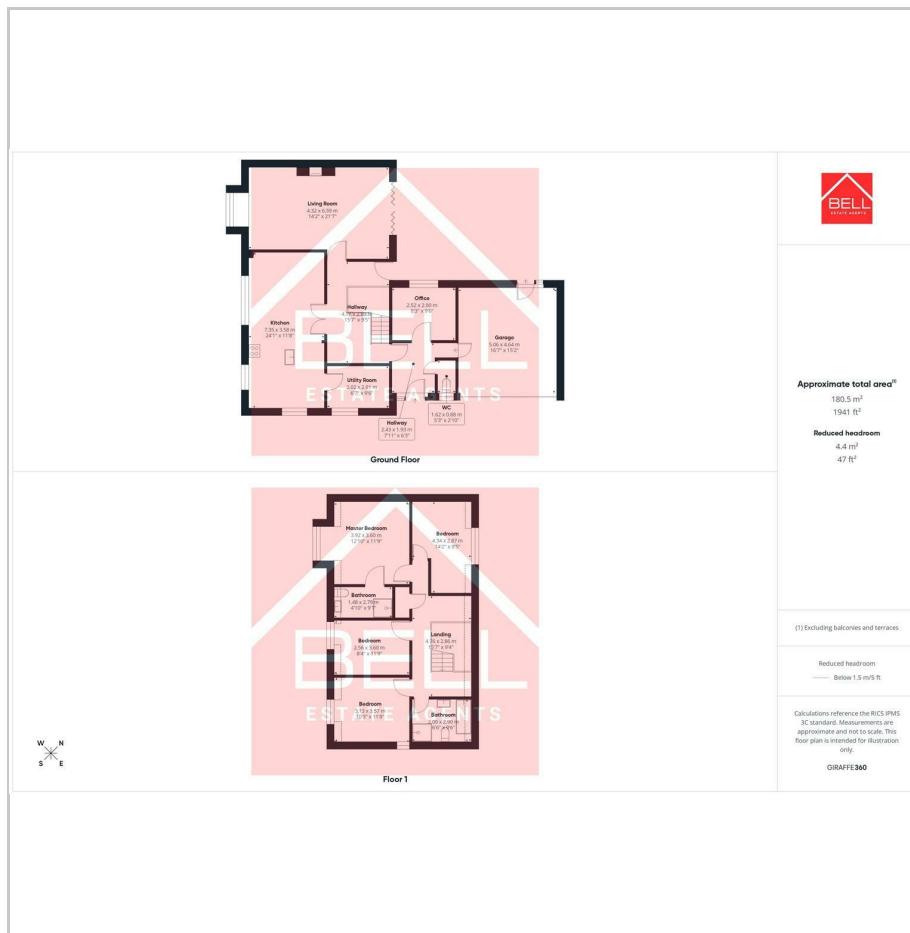
The ground floor centres around a superb open-plan kitchen and dining space, created in 2018/19 by removing the original dividing wall to form a generous and sociable layout. The kitchen was refitted in 2019 with a Symphony kitchen, Silestone worktops and matching Silestone window sills, complemented by a central island, Rangemaster gas cooker and matching fridge freezer, along with integrated dishwasher, washing machine and tumble dryer. A separate utility room was also formed, enhancing everyday practicality.

To the rear, the living room is a welcoming and well-proportioned space, featuring a modern Gazco gas fire with remote control. A bespoke, purpose-built media and storage unit was added in 2021, creating a striking focal point. Bi-fold doors installed in 2019 open directly onto the rear garden, allowing excellent natural light and a seamless indoor-outdoor connection.

The entrance hall was reconfigured in 2019 to create a downstairs WC and internal access to the garage, while oak and oak-glazed internal doors have been fitted throughout. The hallway is finished with Woodpecker Goodrich Natural Oak herringbone flooring, and the property has been fully redecorated recently, giving a fresh and contemporary feel and modern shutters and blinds installed throughout.

Upstairs, there are four well-proportioned bedrooms, with chimney breasts removed from the principal bedroom and rear bedroom in 2018/19 to maximise space. The bathrooms were replaced in 2019 and remain modern and well presented.

Externally, the property has benefited from significant investment. All windows and doors were replaced with UPVC in 2019. The rear garden was landscaped in 2024. The garage is accessed via an electric door. There is also ample driveway parking.



### 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	EU Directive 2002/91/EC	

