



Warkworth Drive, Chester Le Street, DH2 3JQ
3 Bed - House - Detached
£310,000

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Warkworth Drive Chester Le Street, DH2 3JQ

* NO CHAIN * LARGER STYLE AND EXTENDED * DRIVEWAY, GARAGE AND GARDENS * HIGHLY POPULAR MODERN RESIDENTIAL DEVELOPMENT * WELL PRESENTED THROUGHOUT * LARGE INVITING SUNROOM * MASTER BEDROOM WITH EN SUITE * GROUND FLOOR WC *

Occupying an excellent position with an exceptionally private rear garden, this well presented and extended larger style three bedroom detached family home is offered for sale and provides generous, well-balanced accommodation ideal for modern family living.

The internal layout comprises an entrance hallway, ground floor cloakroom with WC, comfortable living room, separate dining room, and a superb rear sunroom extension which creates a bright and inviting additional living space overlooking the garden. The kitchen is well proportioned and is complemented by a useful utility room. To the first floor there are three bedrooms, with the main bedroom benefiting from en suite facilities, along with a family bathroom.

Externally, the property enjoys gardens to both the front and rear, with the rear garden offering an excellent degree of privacy. A double driveway provides off street parking and leads to the garage, making the property particularly practical for families.

Warkworth Drive forms part of a highly regarded modern residential development in Chester le Street, popular with families and professionals. The area benefits from a pleasant layout and well-maintained surroundings, while Chester le Street town centre is close by, offering supermarkets, shops, cafés, bars, leisure facilities and a mainline railway station with direct services to Durham and Newcastle.

Excellent road links via the A1(M) provide easy commuting across the region. Reputable schools are nearby, and Riverside Park offers riverside walks, play areas and sports facilities, making this a particularly convenient and well-balanced location.













GROUND FLOOR

Hallway

Downstairs WC

Lounge

14'6" x 11'4" (4.42 x 3.45)

Dining Room

11'4" x 8'5" (3.45 x 2.57)

Garden Room

16'11" x 11'2" (5.16 x 3.40)

Kitchen

15'3" x 9'0" (4.65 x 2.74)

Utility Room

7'8" x 7'8" (2.34 x 2.34)

FIRST FLOOR

Landing

Bedroom One

13'1" x 11'4" (3.99 x 3.45)

Bedroom Two

10'3" x 8'5" (3.12 x 2.57)

Bedroom Three

9'3" x 7'2" (2.82 x 2.18)

Bathroom

7'5" x 6'4" (2.26 x 1.93)

Externally

Front Garden

Driveway

Garage

16'5" x 8'10" (5.00 x 2.69)

Private Rear Garden

AGENT'S NOTES

Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

Tenure: Freehold

EPC Rating D

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are 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 – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – NA

Rights & Easements – None known

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

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

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – no

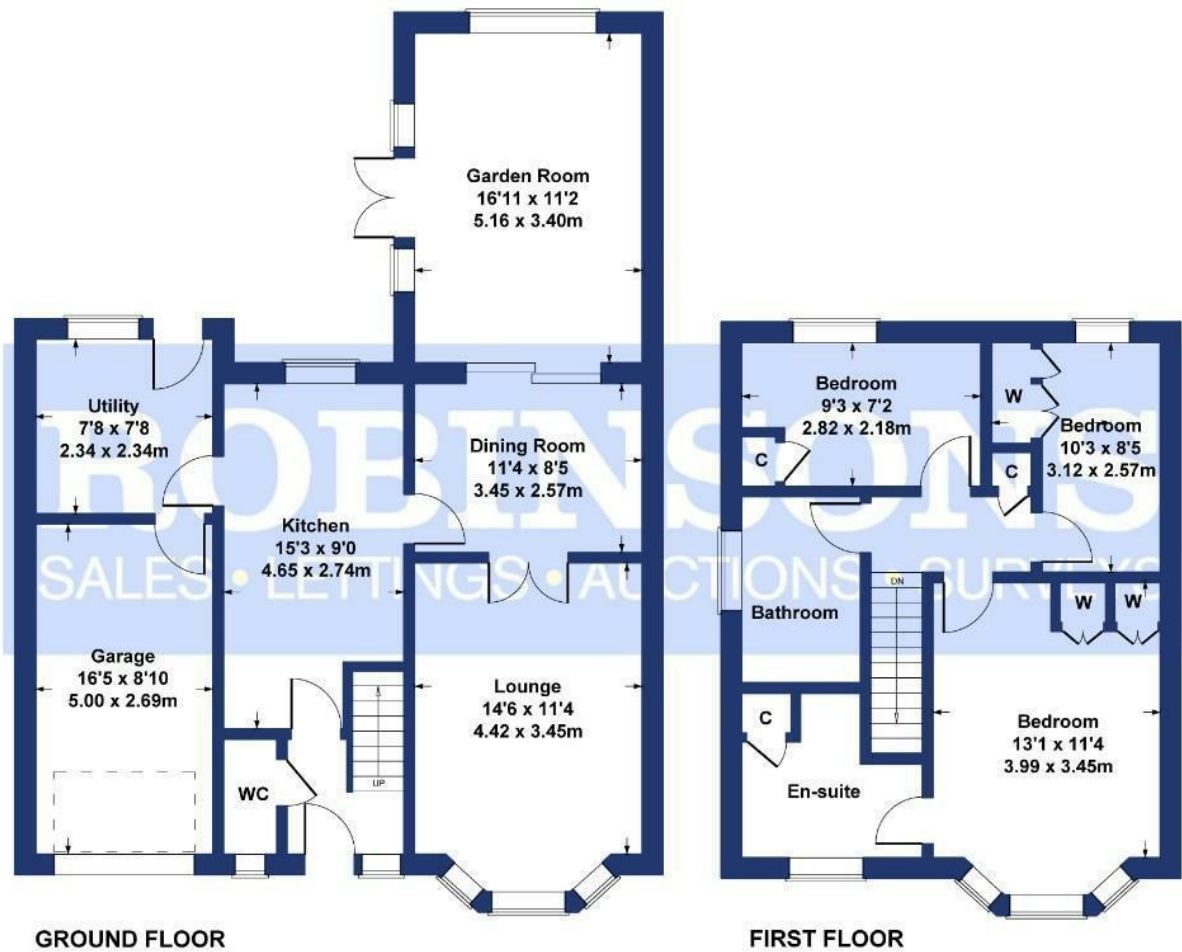
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal



Warkworth Drive

Approximate Gross Internal Area
1480 sq ft - 137 sq m



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. 2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	74
	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.

