Coquet Drive
Ouston
Chester Le Street
DH2 1EN









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COQUET DRIVE
OUSTON - DH2

Located on this popular private development within sought after Ouston within easy commuting distance of all major centres, this spacious 3 bed semi has undergone full modernisation in recent years creating a ready to move into home!

- 3 BEDROOM SEMI
- CONSERVATORY
- GENEROUS REAR GARDEN
- RECENT KITCHEN & BATHROOM
- 3 CAR DRIVEWAY

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We Sell Homes that *Change Lives!*





Coquet Drive

Offers In The Region Of £174,995

INTRODUCTION
3 BED SEMI-DETACHED HOME - CONSERVATORY TO REAR - MODERNISED IN RECENT YEARS - BEAUTIFUL KITCHEN & BATHROOM - LARGE REAR GARDEN PLOT - 3 CAR DRIVEWAY TO FRONT ...

ENTRANCE VESTIBULE
Entrance via GRP double-glazed door. Laminate wood-effect flooring, door leading off to wc, door leading off to entrance hall.

WC
4'3 x 2'5
Ceramic tile flooring, toilet with low level cistern, side facing white uPVC double-glazed window with privacy glass.

ENTRANCE HALL
Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing, rear facing white uPVC double-glazed window. 2 doors leading off, 1 to breakfasting kitchen and 1 to the lounge.

BREAKFASTING KITCHEN
16'0 x 7'2
Laminate wood-effect flooring, flat panel radiator, front facing white uPVC double-glazed window. Recently replaced kitchen with a range of wall and floor units in a dark grey graphite finish with gold nilled handles and contrasting wood-effect laminate work surfaces, ceramic sink with bowl and a half, single drainer and gold effect monobloc tap, space and plumbing for a tall fridge/freezer, space and plumbing for a washing machine, integrated electric oven, 4 ring ceramic hob and feature extractor chimney in matching black finish, space for a dryer. Built in cupboard conceals the modern combi boilers, fixed breakfast bar for informal dining, recessed lights to ceiling.

LOUNGE
16'2 x 11'9
Laminate wood-effect flooring, flat panel radiator, wooden framed single-glazed window and patio doors leading to conservatory. Media style wall with plasma style fire and space for flat screen tv with built in shelving either side. This is a good size lounge, large enough to accommodate most arrangements of furniture.

CONSERVATORY
11'9 x 9'4
Vinyl wood-effect flooring, opaque poly carbonate roof, white uPVC double-glazed window, double radiator fed from the main hot water system, white uPVC double-glazed patio door leading out to rear garden.

FIRST FLOOR LANDING
Front facing white uPVC double-glazed window, built in cupboard providing some storage, loft hatch with pull down ladders. 4 doors leading off, 1 to bathroom and 3 to bedrooms.

BATHROOM
6'0 x 5'6
Ceramic tile flooring, designer style towel heater style radiator in a dark grey finish, front facing white uPVC double-glazed window with privacy glass. Recently replaced bathroom suite comprising toilet with low level cistern, sink built into drawer unit with chrome tap, bath with panel, glass shower screen over, shower fed from the main combi boiler system comprising fixed overhead shower and separate hand held shower. Extractor fan. Recessed lights to ceilings and stylish tiles to the walls.

BEDROOM 1
13'9 x 10'1
Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with elevated views and Penshaw monument in the distance. This is a good size double bedroom.

BEDROOM 2
9'9 x 9'0
Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. This is also double bedroom which was getting decorated at time of listing.

BEDROOM 3
8'10 x 7'2
Single bedroom.
Currently used as a music production studio with sound proofing walls but is a single bedroom.
Carpet flooring, radiator, side facing white uPVC double-glazed window.

EXTERNALLY
Block paved driveway suitable for parking up to 3 vehicles. Block paved pathway leading to the front door and block paved pathway leading down the side of the property to the rear.

Good size rear garden plot with block paving providing an extended patio, outside double electric sockets and lawn with permitter fencing.





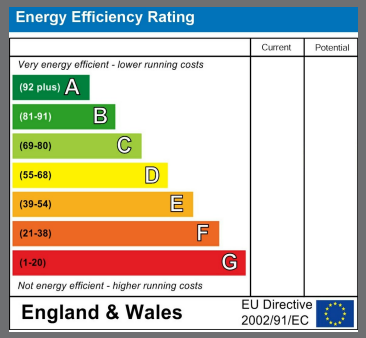






Local Authority
Durham

Council Tax Band
B





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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