

# COPELAND RESIDENTIAL

## SALES & LETTINGS



## Graythwaite, Chester Le Street, DH2

Asking Price

**£279,950**

CHAIN FREE, 4 BED DETACHED

2 Reception Rooms

Ground Floor Wc

Kitchen / Breakfast Room

4 bedrooms To 1st Floor

En-Suite To Bedroom 1 & Family Bathroom

Front & Rear Gardens

Double Width Drive & Garage With Electric Door



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COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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OFFERED CHAIN FREE, 4 BEDROOM DETACHED HOUSE, RECENTLY INSTALLED ANTHRACITE COLOURED WINDOWS AND DOORS. Located on the executive Graythwaite development in Chester le Street. Recently upgraded with anthracite coloured windows, composite doors and electric garage door, the property offers that modern curb appeal and should prove to be a superb family home.

2 reception rooms are available along with an excellent sized kitchen with a range of integral appliances, breakfast bar and a vast array of wall and base units. A dining room is located to the rear off the property and benefits from patio doors leading to the rear garden.

4 double bedrooms are located to the 1st floor along with a family bathroom and en suite shower room to bedroom 1. Wardrobes are fitted to 2 of the bedrooms whilst bedroom 3 benefits from a good sized storage cupboard.

Externally a double width driveway leads to a single garage which is accessed via a remote controlled garage door. The garage is slightly larger than a standard single garage and offers both light and power. The rear gardens are easy maintained with artificial grass and patio. A good sized dog pen is currently in place which could be easily removed if needs be. A lawned garden, timber decking area and sitting area are to the front with a southerly aspect.

Graythwaite is ideally located for access to a range of schools for all ages. Excellent walks and cycling tracks are close by. Chester le Street town centre is a short distance away to provide a vast arrange of shopping and recreational facilities. Excellent commuter links are close by providing access to Durham City & Newcastle. A main line train station is also within this market town providing links throughout the UK.

Property comprises

Entrance porch via composite door and laminate flooring,  
Hallway. Laminate flooring, radiator, smoke alarm and stairs to 1st floor.  
Ground floor w/c with window to front, wc, handwash basin, radiator, laminate flooring and radiator.

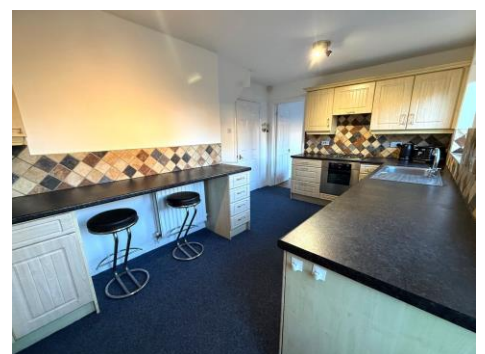
Lounge 17'2 x 10'11 (5.24m x 3.32m) Bay double glazed window to front, radiator, laminate flooring and tv point

Dining room. 11'3 x 9'10 (3.43m x 2.99m) Patio doors to rear, laminate flooring and tv point

Kitchen. 16'2 x 11'1 (4.93m x 3.37m) X 2 double glazed windows to rear, double glazed composite door to rear, wide range of wall and base units, built in gas hob, electric oven, extractor hood, built in dishwasher, space for washing machine and tumble dryer, stainless steel sink and drainer, breakfast bar and wall mounted combination boiler

1st floor landing with smoke alarm.

Bedroom 1. 12'7 x 11'4 (3.84m x 3.44m) Double glazed window to front, radiator, fitted wardrobes.



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En-suite 7'5 x 6'2 (2.26m x 1.87m) Double glazed window to front, shower enclosure with electric shower, w/c, hand wash basin, radiator, extractor fan, tiled flooring.

Bedroom 2. 10'7 x 9'4 (3.22m x 2.84m) Double glazed window to rear, fitted wardrobes, radiator

Bedroom 3. 9'6 x 9'1 (2.90m x 2.76m) Double glazed window to front, radiator and built in cupboard

Bedroom 4. 9'4 x 9'1 (2.83m x 2.77m) Double glazed window to rear and radiator

bathroom. 7' x 5'8 (2.12m x 1.73m) Double glazed window to rear, bath with mixer tap shower attachment, w/c, handwash basin, fully tiled walls, tiled flooring, extractor fan and radiator.

Externally a good sized garden is to the rear with artificial grass, paved patio area, patio heat lamp, water tap, external sockets, variety trees and shrubs and path to side

To the front is a lawn, timber decked area and raised private sitting area.

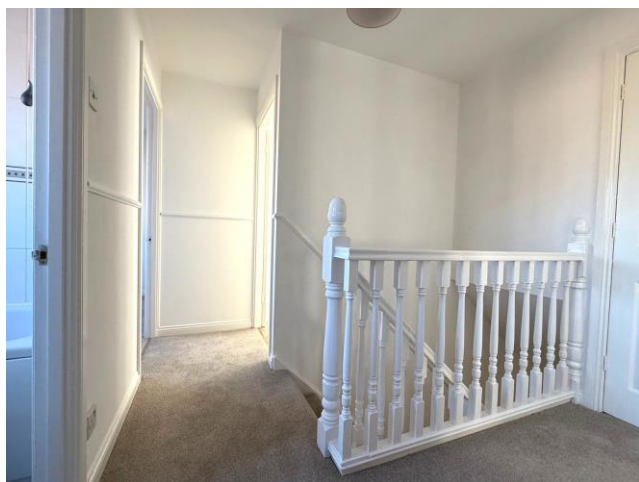
Double width driveway leading to single garage

Garage 19' x 8'6 (5.79m x 2.58m) Electric roller door, lights and power



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