Warkworth Drive, Waldridge Hall Estate, DH2 3TH
3 Bed - House - Semi-Detached
£235,000

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Warkworth Drive
Waldridge Hall Estate, DH2 3TH

* EXTENDED * FANTASTIC LARGE PRIVATE REAR GARDEN * BEAUTIFUL GARDEN ROOM * THREE DOUBLE BEDROOMS * SOUGHT AFTER DEVELOPMENT * GARAGE AND DRIVEWAY * ATTRACTIVE KITCHEN AND BATHROOM * EXCELLENT LOCATION *

Occupying a pleasant position within this traditionally sought-after residential development is this extended and spacious three bedroom home. A particular feature is the fantastic large rear garden, which enjoys an excellent degree of privacy and a lovely outlook towards neighbouring woodland. With three double bedrooms, versatile living space and a beautiful garden room, the property should appeal to a wide variety of buyers, particularly families.

The floorplan comprises an entrance porch leading into a good sized lounge and dining room, providing plenty of space for both relaxing and entertaining. The beautiful garden room is a superb addition to the property, overlooking the rear garden and creating an excellent additional reception space. Completing the ground floor is an attractive fitted kitchen. To the first floor there are three double bedrooms and a family bathroom.

Externally, there is a driveway providing off-street parking to the front together with access to the garage. The large enclosed rear garden is undoubtedly another standout feature, offering an excellent degree of privacy with a pleasant woodland outlook and plenty of space for outdoor dining, entertaining and family enjoyment.

Warkworth Drive is situated within a popular and well-established area of Chester le Street, particularly well placed for access to the beautiful Waldridge Fell Country Park with its extensive woodland, heathland and countryside walking routes.

Chester le Street town centre is also within easy reach, providing a wide range of shops, supermarkets, schools and everyday amenities. Excellent road links, including convenient access to the A1(M), provide straightforward travel to Durham, Newcastle, Gateshead and surrounding areas, ideal for commuters.

GROUND FLOOR

Porch

Lounge / Dining Room
22'3" x 11'1" (6.8 x 3.4)

Garden Room
13'1" x 8'10" (4 x 2.7)

Kitchen
10'2" x 9'2" (3.1 x 2.8)

FIRST FLOOR

Landing

Bedroom
12'1" x 9'10" (3.7 x 3)

Bedroom
10'2" x 9'10" (3.1 x 3)

Bedroom
9'10" x 8'10" (3 x 2.7)

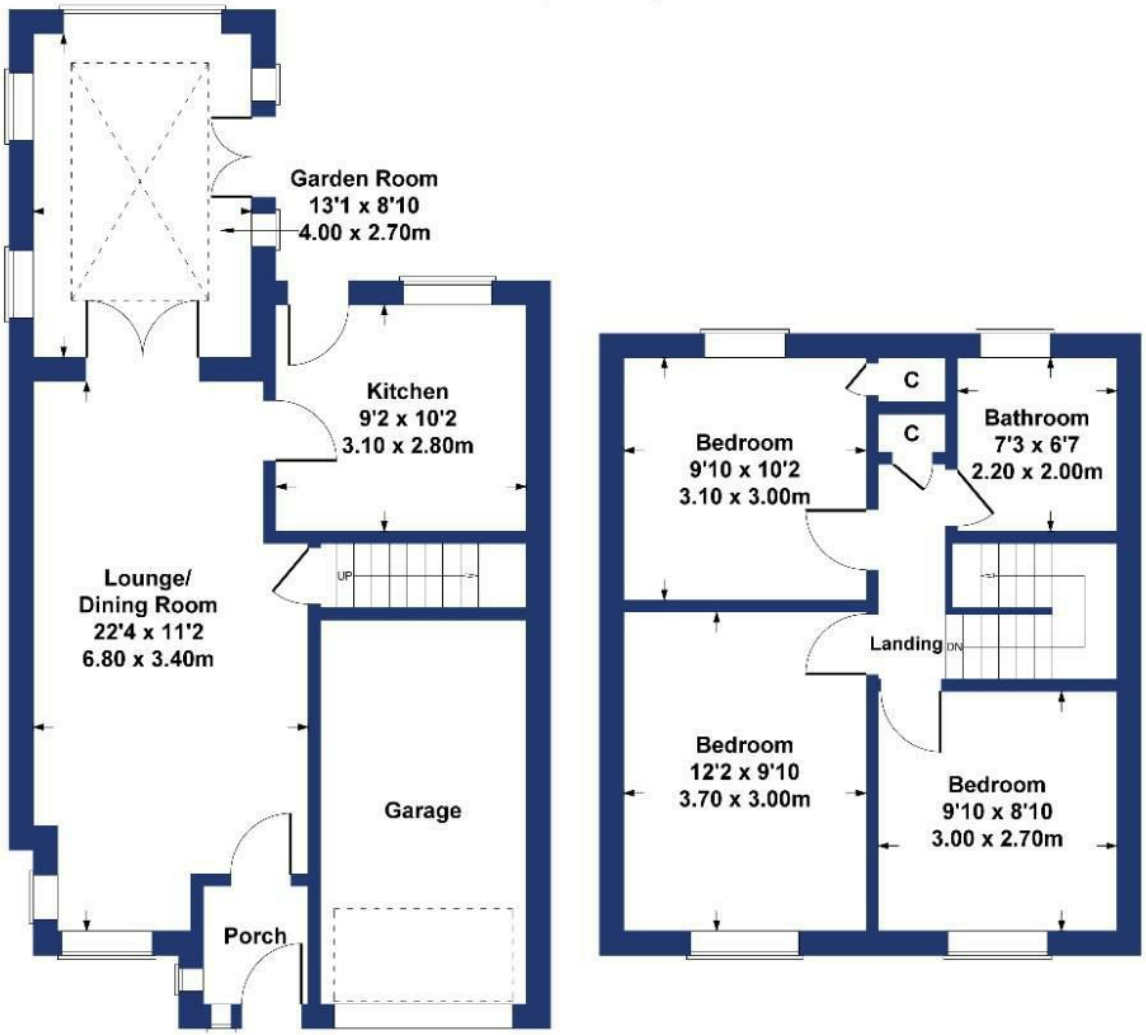
Bathroom
7'2" x 6'6" (2.2 x 2)

AGENT'S NOTES
Council Tax: Durham County Council, Band C.
Tenure: Freehold.

EPC- D
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.
Accessibility/Adaptations – Extended to rear.
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.

Warkworth Drive

Approximate Gross Internal Area
1109 sq ft - 103 sq m

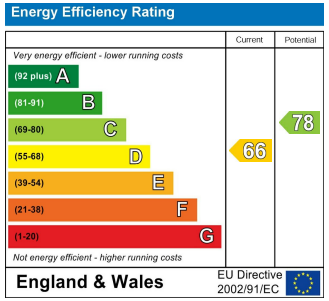


GROUND FLOOR **FIRST FLOOR**

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



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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