



Sinclair Drive, North Lodge, DH3 4BJ
3 Bed - House
£255,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Sinclair Drive

North Lodge, DH3 4BJ

* NO CHAIN * STUNNING RENOVATION 2023 / 2024 * TRADITIONALLY SOUGHT-AFTER ESTATE * EXCELLENT POSITION * HIGH QUALITY FINISHES THROUGHOUT * LANDSCAPED GARDEN * MUST BE VIEWED *

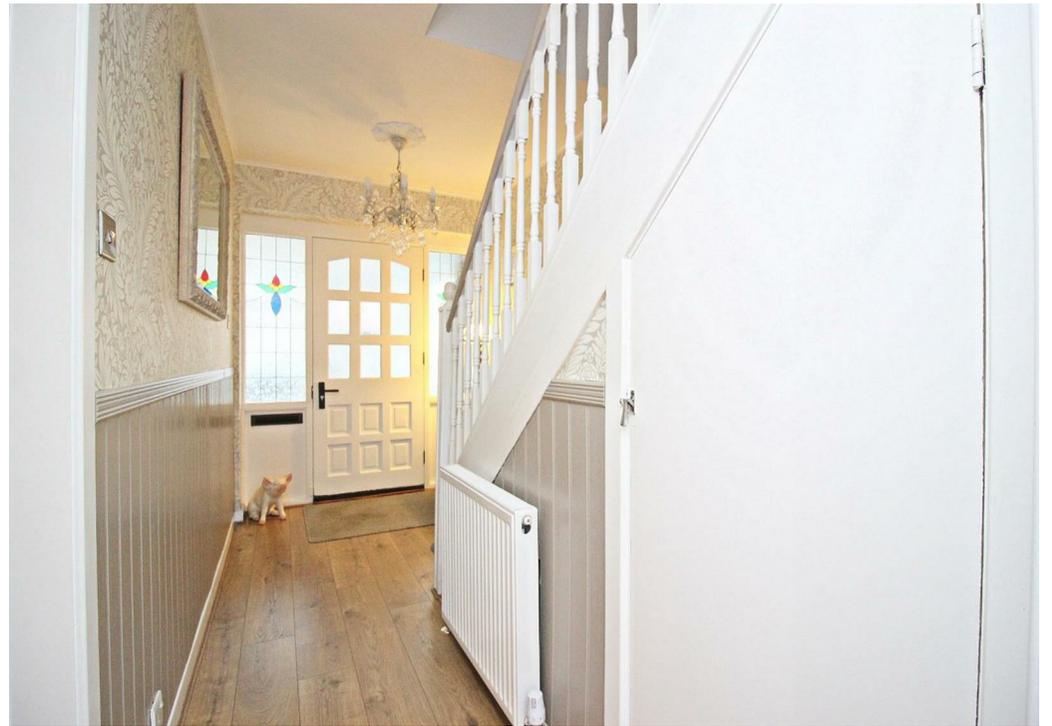
Offered for sale with no onward chain, this superb family home has undergone a fantastic and comprehensive renovation during 2023 and 2024 to an excellent standard throughout. Improvements include a brand new kitchen and bathroom, new radiators, new windows and doors with 10-year guarantee, new internal doors, a feature log burner, an altered floorplan to create a larger utility room, landscaped rear garden, and a new electric garage door. All works have been completed to a very high quality. There is also the opportunity to purchase some or all of the furniture by way of separate negotiation. The property also has a modern combi boiler.

The floorplan comprises an entrance porch, hallway, large and inviting lounge and dining area with feature log fire, French doors opening onto the rear garden and a large front window allowing plenty of natural light. There is a stunning fitted kitchen, a useful utility room with access to the garage area, and a downstairs WC. To the first floor there are three bedrooms and a fantastic bathroom.

Externally, the front provides a driveway and access to the garage, while to the rear is an enclosed landscaped garden enjoying a good degree of privacy.

Sinclair Drive is located on one of Chester le Street's traditionally highly sought-after residential estates, popular with families and professionals due to its quiet setting, excellent schooling nearby and convenient access to town centre amenities. Chester le Street offers supermarkets, shops, cafés, leisure facilities and a mainline railway station with direct services to Durham, Newcastle and beyond. The A1(M) is also within easy reach, making commuting across the region straightforward, while Riverside Park and nearby countryside walks provide attractive outdoor space.

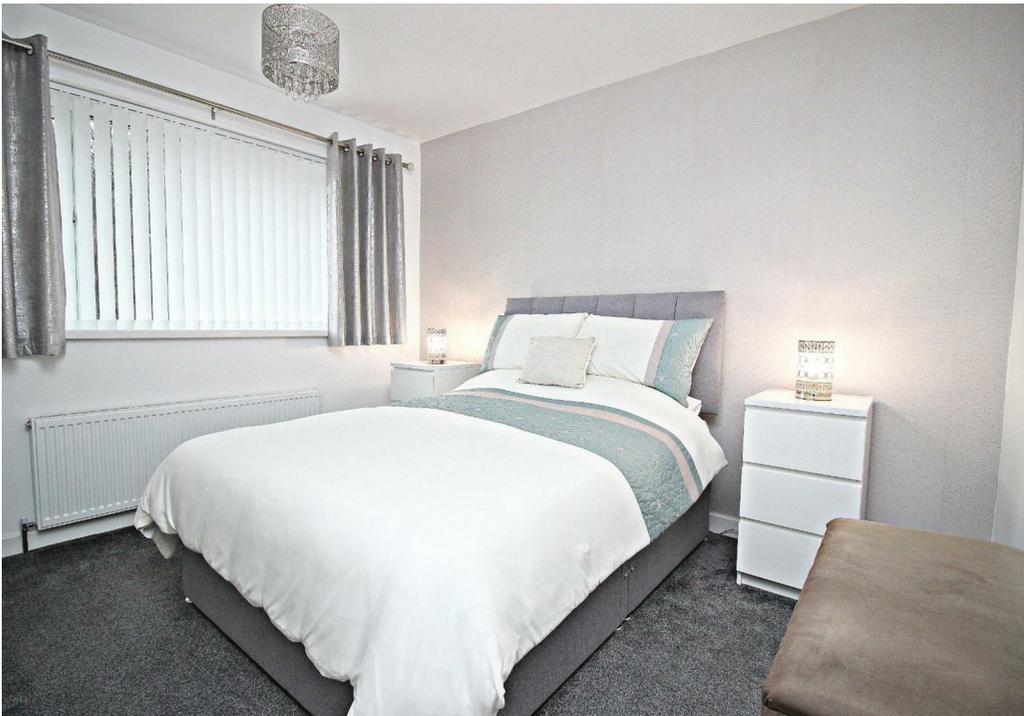












GROUND FLOOR

Porch

Hallway

Lounge / Dining Room

26'10" x 12'9" (8.2 x 3.9)

Kitchen

14'9" x 8'10" (4.5 x 2.7)

Utility Room

13'1" x 7'10" (4 x 2.4)

Downstairs WC

4'11" x 2'7" (1.5 x 0.8)

Garage

13'1" x 7'10" (4 x 2.4)

FIRST FLOOR

Landing

Bedroom One

12'1" x 11'1" (3.7 x 3.4)

Bedroom Two

11'1" x 11'1" (3.4 x 3.4)

Bedroom Three

9'2" x 8'2" (2.8 x 2.5)

Bathroom

8'6" x 8'6" (2.6 x 2.6)

AGENT'S NOTES

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

Tenure: Freehold

EPC - 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 – reconfiguration of garage / utility space

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

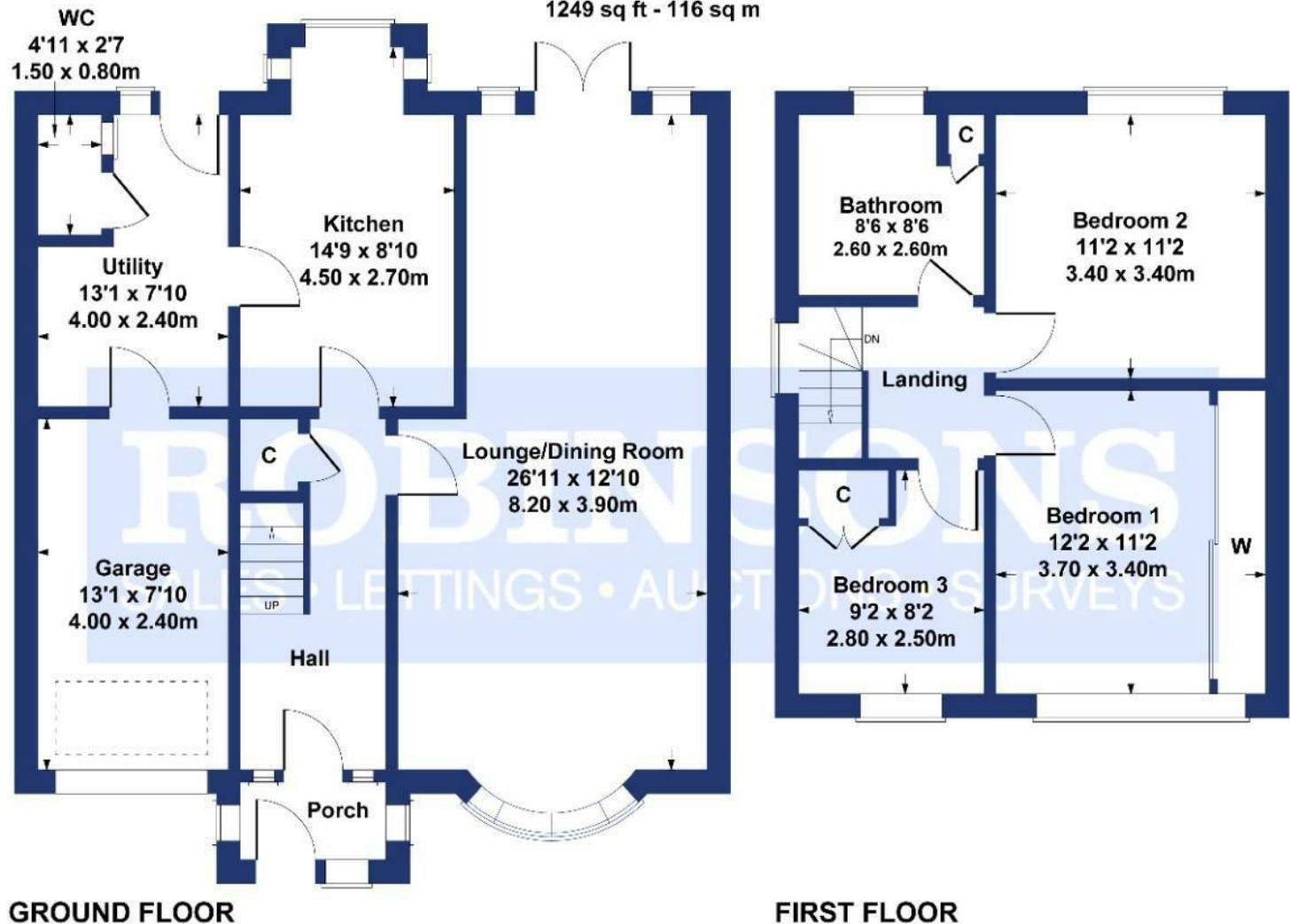
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Sinclair Drive

Approximate Gross Internal Area
1249 sq ft - 116 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(21-34)	E		
(9-20)	F		
(1-8)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscsls.co.uk
www.robinsonsestateagents.co.uk

