



FOR SALE

49 Lesbury Close, Chester Le Street, DH2 3SS

Offers Over £315,000

- Immaculately presented four-bedroom detached family home
- Spacious bay-fronted living room filled with natural light
- Separate dining room with double doors to conservatory
- Four well-proportioned bedrooms, ideal for family living
- Private, enclosed rear garden with patio seating area
- Situated in a quiet and highly desirable cul-de-sac location
- Modern fitted kitchen with ample storage and worktop space
- Bright conservatory overlooking the private rear garden
- Two bathrooms to the first floor plus ground floor WC

## THE PROPERTY

An immaculately presented and generously proportioned detached family home, offering flexible living space, modern comforts and a beautifully maintained garden, all set within a highly desirable residential setting.

This attractive property is ideal for families and professionals alike, combining well-planned accommodation with stylish interiors and excellent natural light throughout.

The ground floor opens into a welcoming hallway which leads to a spacious living room, enhanced by a bay window that creates a bright and inviting main reception space. The modern fitted kitchen provides ample worktop and storage space, perfectly suited for both everyday living and entertaining. Adjoining the kitchen, the separate dining room offers an ideal space for family meals or hosting guests, with double doors opening into the conservatory. This light-filled room overlooks the rear garden and provides a relaxing additional living area with direct outdoor access. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, the home continues to impress with four well-proportioned bedrooms, including a generous principal bedroom and a versatile fourth bedroom which is equally suited as a home office or guest room. The layout is particularly appealing for modern family life, further enhanced by the benefit of two bathrooms on this level, offering both practicality and comfort.

Externally, the property enjoys a private and enclosed rear garden, mainly laid to lawn with a patio seating area ideal for outdoor dining and summer entertaining. To the front, a driveway and integral garage provide off-street parking and additional storage.

The property is situated within a quiet and popular residential cul-de-sac in the ever popular Waldrige area, well regarded for its family-friendly environment. The location offers convenient access to local shops, schools and everyday amenities, along with excellent transport links to surrounding towns and cities.

**Approximate total area\***  
123.6 m<sup>2</sup>  
1332 ft<sup>2</sup>

(\*) Excluding balconies and terraces

Calculations reference the BICCS PM15 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

