



Woodlands, Ouston, DH2 1TP
3 Bed - House - Semi-Detached
£200,000

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* RARELY AVAILABLE * PRIVATE REAR GARDEN * DOWNSTAIRS WC * MAIN BEDROOM WITH WALK-THROUGH DRESSING AREA AND EN SUITE * DRIVEWAY AND GARAGE * POPULAR DEVELOPMENT *

This rarely available home is situated on a lovely development in the traditionally popular village of Ouston and offers well-planned accommodation along with a private rear garden. Ideal for a variety of buyers, the property provides comfortable modern living with the benefit of a driveway and garage.

The floorplan comprises an entrance lobby, open plan lounge and dining room, kitchen and a downstairs WC. To the first floor there are three bedrooms, including the main bedroom which features a walk-through dressing area leading to the en suite, along with a family bathroom.

Externally there are gardens to the front and rear, with the rear garden offering a lawned area, paved walkway and a good degree of privacy. A driveway to the front provides off-street parking and leads to the garage.

Woodlands forms part of a well-regarded residential area in Ouston, a village offering a good range of everyday amenities including shops, primary schooling and regular bus services. The location provides excellent access to Chester le Street, which offers further facilities and a mainline railway station with direct connections to Durham and Newcastle. Commuters also benefit from convenient road links via the A693 and A1(M). The surrounding countryside, including pleasant walking routes towards Urpeth and Lamesley, adds to the appeal, making this property an excellent choice for buyers seeking a well-connected home with a private garden in a popular setting.

Lobby

Open Plan Lounge

Dining Room

Kitchen

Downstairs W.C

FIRST FLOOR

Bedroom 1

Dressing Area

Ensuite

Bedroom 2

Bedroom 3

Bathroom

EXTERNAL

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Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

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.



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Strategic Marketing Plan

Dedicated Property Manager

Woodlands

Approximate Gross Internal Area

947 sq ft - 88 sq m

WC

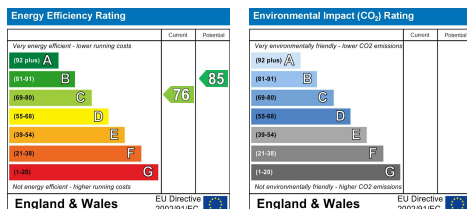
5'7" x 2'11"
1.71 x 0.88m



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. 2025



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