

COPELAND RESIDENTIAL

SALES & LETTINGS



Warkworth Drive, Chester Le Street, DH2

Asking Price

£335,000

Desirable Estate
4 Bedroom Detached
3 Reception Rooms
22ft Dining Room + Snug
Master Ensuite
Utility Room
Garage + Drive
Backs Onto Woodland



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DESIRABLE EXTENDED FAMILY HOME ON THE OUTSKIRTS OF THE POPULAR WALDRIDGE PARK - Nicely nestled near woodland on the edge of this hugely popular estate in Chester-le-Street sits this amazing 4 bedroom detached and extended family home on Warkworth Drive. Tastefully decorated throughout, this superb property boasts 3 reception rooms, 2 of which with an open plan aspect offering a generous living space spanning 22ft.

The ground floor has an excellent flow from a spacious lounge boasting a gas fire with a sandstone hearth as centrepiece, through a double set of French doors leading on to an open plan dining room and snug towards the rear, which benefits from vaulted ceilings with Velux skylights and an amazing view of a beautifully presented garden and the woodlands beyond. All perfect for entertaining indoors and out. Just off the dining room is a well-appointed kitchen with an ample range of fitted units and integrated appliances as well as a utility space and WC just beyond. The first floor is home to 4 generous bedrooms with 3 of the 4 boasting fitted and built-in wardrobes, while the master bedroom also benefits from an ensuite with a mains mixer shower and there is a family bathroom also with a mains shower over a 'P' shaped bath. The front exterior is presented with an elegant garden with a drive leading up to an integral garage and Ohme car charger, while the gated side access leads to a larger, private and beautifully presented garden with stunning woodland just beyond the boundary, giving a truly tranquil setting.

Waldridge Park sits on the westerly outskirts of the County Durham town of Chester-le-Street. The estate is highly desirable for modern family living with many well-regarded schools in the area, along with the towns many amenities and local businesses. The town is perfectly positioned for commuters with excellent transport links by bus and rail as well as the many convenient connections to the nearby cities of Newcastle, Durham and Sunderland.

Tenure: Freehold Council Tax Band: D

EPC Rating: C

Room Descriptions

Hallway - Enter via UPVC front door complimented with a stain glass feature and front-facing UPVC double glazed window into a carpeted hallway with access to a lounge and carpeted staircase to the first floor. Wall mounted radiator.

Lounge - 15' x 12'5 (4.57m x 3.82m) - Spacious and beautifully decorated lounged with carpeted flooring, a front-facing UPVC double glazed window, gas fireplace with a sandstone hearth and downlights as centrepiece, wall mounted radiator and access to a dining room via a double set of French doors towards the rear.

Dining Room/ Snug - 8'5 x 9' (2.59m x 2.75m) / 11'9 x 8'5 (3.65m x 2.60m)
- Dining room with an open plan aspect for a snug located in the extension towards the rear, measuring 22ft in length. Carpeted



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throughout with a rear-facing UPVC double glazed window and a separate side-facing window with a UPVC door leading the rear garden. The extension has a vaulted ceiling with spotlights and 2 Velux skylights. 2 wall mounted radiators and access to a kitchen.

Kitchen - 12'5 x 8'9 (3.81m x 2.72m) - A well-appointed kitchen with many fitted base and wall units, contrasting work surfaces and tiled splashback. Integrated appliances include a twin electric oven and separate gas hob with an overhead extractor. Undercounter fridge and dishwasher. Stainless steel sink with a mixer tap below a rear-facing UPVC double glazed window. Built-in under stairs cupboard and wall mounted radiator. Access to a utility.

Utility - 7'8 x 6'1 (2.39m x 1.86m) - Tiled flooring, workbench housing a freestanding washing machine and tumble dryer. Vailant combination boiler, fitted wall kitchen unit with wine rack. UPVC side-facing Double glazed window and door leading to the side passage. Access to a WC.

WC - 3'8 x 5'5 (1.18m x 1.70m) - Tiled flooring, access to a toilet and wash basin. Rear-facing UPVC double glazed window. Wall mounted radiator.

First Floor Landing - Carpeted landing with access to 4 well-appointed bedrooms, family bathroom, built-in cupboard and loft hatch.

Bedroom One - 9'6 x 12'6 (2.95m x 3.87m) - Spacious carpeted bedroom with a front-facing UPVC double glazed window and wall mounted radiator. Built-in cupboard and double fitted wardrobes with mirrored sliding doors. Access to an ensuite.

Ensuite - 6'1 x 4'8 (1.88m x 1.48m) - Tiled flooring with a full height tiled splashback. Access to a toilet, wash basin and shower cubicle with a mains mixer shower. Front-facing UPVC double glazed window and wall mounted heated towel rail.

Bedroom Two - 12' x 8'9 (3.67m x 2.73m) Carpeted double bedroom with a rear-facing UPVC double glazed window and wall mounted radiator.

Bedroom Three - 11'8 x 8'1 (3.61m x 2.47m) - Carpeted double bedroom with a front-facing UPVC double glazed window, built-in wardrobe and wall mounted radiator.

Bedroom Four - 7'8 x 7'9 (2.39m x 2.41m) - Carpeted bedroom with a rear-facing UPVC double glazed window, fitted wardrobes with sliding doors and wall mounted radiator.

Family Bathroom - 9' x 6'4 (2.76m x 1.97m) - Tiled flooring. Access to a toilet, wash basin and 'P' shaped bath with an overhead mains mixer shower and full height tiled splashback. Rear-facing UPVC double glazed window and wall mounted heated towel rail.

Exterior - To the front is a beautifully presented garden with access to a single drive and fitted Ohme car charger, leading to an integral garage. Gated side access to a larger, private and beautifully present garden with patio to the rear which backs onto woodland.



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