

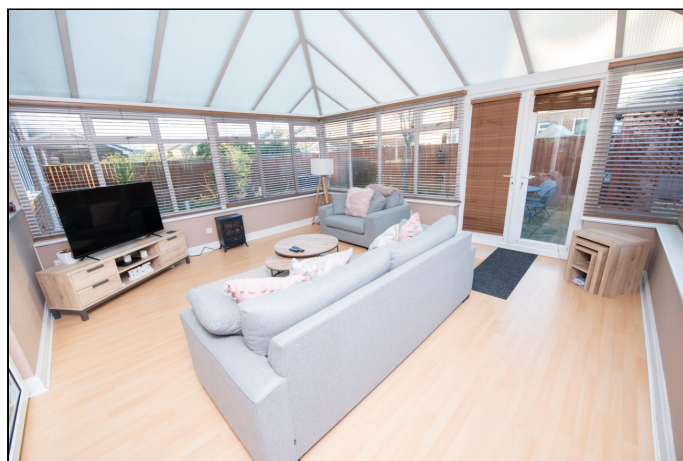
EMMATT



RUNDLE

ESTATE AGENTS

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94 PICKTREE LODGE, CHESTER-LE-STREET DH3 4DL

4 Bed Detached * Large Garden * GF WC * Day Room * Conservatory

£350,000

DESCRIPTION

A substantial four bedroom detached house on this prestigious development which has been altered and improved to an extremely high standard. The property offers generously proportioned family sized accommodation and is superbly appointed throughout.

There are a host of attractive features including stunning oak and glass staircase, spacious lounge through dining room, extremely large conservatory, second reception room, well-fitted kitchen with professional oven, utility, additional ground floor WC, large master bedroom with en-suite shower room, together with large rear garden with covered hot tub. There is the benefit of gas central heating via combi boiler together with UPVC double glazing.

TENURE

Leasehold – Benefitting from an extremely long lease of originally 999 years

DIRECTIONS

From the north end of Front Street travel straight through the market place traffic lights and over the mini roundabout and onto Newcastle Road, continue straight over the large junction, continue on this road and turn right at the next roundabout onto Vigo Lane, take the fifth right turn onto Picktree Lodge, take the fourth left turn then take the first right and the property is the first house on the right.

GROUND FLOOR

ENTRANCE HALL

Composite door, feature oak & glass staircase, downlighters, radiator



CLOAKROOM

WC, hand basin, part tiled walls, tile laminate flooring, vertical blinds, radiator

LOUNGE

14'10" (4.52m) x 13' (3.96m)

Bow window, vertical blinds, downlighters, coved ceiling, radiator, arch to dining room



THROUGH DINING ROOM

13'10" (4.22m) x 10'10" (3.30m)

Patio doors to conservatory, coved ceiling, downlighters, vertical blinds, radiator



CONSERVATORY

16'9" (5.11m) x 14'11" (4.55m)
French doors to garden, laminate flooring,
wood venetian blinds



KITCHEN/BREAKFAST ROOM

A range of wall & base units, granite effect worksurfaces, breakfast bar, six burner professional range oven, stainless steel cooker hood, stainless steel sink unit, mixer tap, kickspace lighting, ceramic tiled splashbacks, wood laminate flooring, downlighters, vertical blinds, radiator



UTILITY ROOM

9'8" (2.95m) x 6'3" (1.91m)

Base units, stainless steel sink unit, mixer tap, plumbed for washer, ceramic tiled splashbacks

DAY ROOM/SECOND RECEPTION

18'10" (5.74m) x 9'3" (2.82m)

Bow window, vertical blinds, wood laminate flooring, wall light, radiator



FIRST FLOOR

BEDROOM 1

13'4" (4.06m) x 13'1" (3.99m)

Fitted wardrobes, air conditioning unit, downlighters, vertical blinds, radiator



EN-SUITE

WC, hand basin, shower cubicle, chrome combi shower, bathroom cabinet, ceramic tiled walls & floor, extractor fan, UPVC ceiling, downlighters, vertical blinds, radiator



BEDROOM 2

10'1" (3.07m) x 10' (3.05m)
Vertical blinds, radiator



BEDROOM 3

11'11" (3.63m) x 9'9" (2.97m)
Vertical blinds, radiator

BEDROOM 4

12'4" (3.76m) x 9'9" (2.97m)

Storage cupboard, vertical blinds, radiator



BATHROOM

WC, hand basin, electric shower over corner bath, shower screen, ceramic tiled walls & floor, mirror fronted bathroom cabinet, UPVC ceiling, downlighters, vertical blinds, radiator



EXTERNAL

GARAGE

19' (5.79m) x 9' (2.74m)

Powered garage door, UPVC door to side

PARKING

Double driveway providing parking for two vehicles

GARDENS

Lawned garden to front. Large enclosed garden to rear with lawn, paved seating area, hot tub with covered structure



GENERAL

Burglar alarm, carpets & blinds included.
Council tax band E

VIEWING

By appointment with Emmatt Rundle



Ground Floor



First Floor

94 Picktree Lodge

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MEASUREMENTS & SERVICES. Whilst every care is taken the measurements shown on these details are for guidance only. Owing to the method by which the measurements are taken their accuracy cannot be guaranteed. The services and appliances mentioned in these details have not been tested, therefore, no warranty is given. Interested purchasers should make their own enquiries with regards to the above.

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