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SALES & LETTINGS



Lesbury Close, Chester Le Street, DH2

Asking Price

£295,000

Freehold, 4 Bedroom Detached House
Spacious Living Accomadation
Open Plan Kitchen / Dining Room
Wardrobes To 3 Bedrooms
Parking To Front
Gardens To Rear
Bar To Rear



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4 BEDROOM DETACHED HOUSE. OPEN PLAN KITCHEN / DINER. PARKING TO FRONT. GARDEN TO REAR WITH PUB. FREEHOLD

Set on the superb, executive area of Lesbury Close, Chester le Street this FREEHOLD 4 bedroom detached offers excellent living and entertaining space. A generous sized lounge with 'Bay' window is located to the front of the property which flows from the entrance hallway. A feature fire place with a stone backdrop has been created as central focal point. To the rear the current vendors have created a lovely open plan Kitchen / dining & Utility area. Measuring almost 21' in length with 2 sets of doors to the rear garden, solid wood worktops and space for a wide range of white goods. Ground floor WC facilities are from the kitchen along with access to the garage.

4 bedrooms flow from the 1st floor landing consisting of 3 doubles and a good sized single. The 3 double rooms boast fitted sliding wardrobes along with an en-suite to bedroom 1. The family bathroom is also from the landing and offers both bath and shower facilities. The shower is main supplied from the combination boiler which is located within the garage. The property benefits from a security system with sensors to the main rooms.

Ample parking is to the front for around 3 cars. The whole frontal area is paved and leads to the single garage. A path to the side leads to an enclosed garden with PUB. Within the pub is a POOL TABLE, BANDIT AND BAR EQUIPMENT which are available by negotiation. The rear garden boasts several sitting areas with a paved patio, timber decked area and lawns.

Lesbury Close is located with the Waldrige Fell area of Chester le Street and provides access to a range of schools, excellent walking and cycling tracks for the whole family. Chester le Street is a well regarded commuting town, ideally located for access to the A1 motorway and the main line train station.

Property comprises

Entrance Hallway accessed via Upvc double glazed door, radiator, laminate flooring, smoke alarm, coving and stairs to the 1st floor.
Lounge. 16'7 x 13'3 (5.1m x 4m) 'Bay' double glazed window to front, feature fireplace, radiator, laminate flooring and tv point.
Kitchen / Dining Room. 20'10 (reducing to 19'7) x 9'9 (6.36m (5.96m) x 2.97m) Double glazed window, French doors and Upvc door to rear, range of wall and base units, wood worktops, breakfast bar, ceramic hob, electric oven, space for fridge freezer, plumbed for washing machine and dishwasher, Vertical radiator, stainless sink and drainer, mixer tap, stone splashbacks, laminate flooring to dining area, tiled flooring to kitchen, storage cupboard and door to garage.
Ground floor WC. Double glazed window to side, vanity sink unit, WC and heated towel rail.



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1st floor landing, smoke alarm and loft access.

Bedroom 1. 11'11 x 11'9 (3.64m x 3.58m) Double glazed window to front, radiator, laminate flooring, tv point and sliding wardrobes.

En-Suite. Double glazed window to side, shower enclosure, wc, hand basin, radiator and extractor fan.

Bedroom 2. 11'4 x 8'3 (3.46m x 2.52m) 2 x double glazed windows to front, laminate flooring, radiator and fitted sliding wardrobes.

Bedroom 3. 9'7 x 8'1 (2.92m x 2.46m) Double glazed window to rear, radiator, spot lights to ceiling and fitted sliding wardrobes.

Bedroom 4. 8'4 x 7'5 (2.54m x 2.27m) Double glazed window to rear, laminate flooring and radiator.

Bathroom. 6'10 x 5'8 (2.09m x 1.72m) Double glazed window to rear, bath with shower over, shower screen, WC, hand basin, part tiled walls, radiator and spot lights to ceiling.

Garage. 16'11 x 8'6 (5.16m x 2.58m) Up and over door, lights and power, Worcester combination gas boiler.

Externally the front is paved for parking. A path to the side leads to a rear garden with lawns, paved patio, timber decking and garden bar

Bar. 14'3 x 14'1 (4.34m x 4.30m) with lights and power, French doors to the front, pool table etc sold by separate negotiation.



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