



## Sandringham Way | Newfield | Chester Le Street | DH2 2FD

Constructed in 2015, this impeccably presented detached three-bedroom home is offered for sale featuring a range of included appliances and televisions, making it an attractive proposition for families. Key features of this property include a low-maintenance garden at the rear, a separate garage with accompanying driveway, and a master bedroom complete with an en-suite shower room. The home's layout encompasses a welcoming entrance hall, cloakroom, living room, modern kitchen/dining area, practical utility room, a landing leading to three well-appointed bedrooms, and a main family bathroom. Additionally, the property benefits from gas central heating via a combi boiler, is available on a freehold basis, falls within Council Tax band C, and boasts an EPC rating of C (76).

£212,950

- A detached family home built in 2015.
- 3 bedrooms, master with en-suite.
- Comes with various integrated appliances and televisions, ideal for family setup.
- Features a well-kept, easy-to-maintain rear garden.
- Detached garage & off-street parking.





## Property Description

### HALLWAY

uPVC double glazed entrance door with matching side window. Stairs to the first floor with storage cupboard beneath, Amtico style flooring, double radiator, hard-wired smoke alarm, central heating programmer/room thermostat and doors leading to the cloakroom/WC, lounge and kitchen/diner.

### CLOAKROOM/WC

5' 4" x 3' 1" (1.64m x 0.95m) WC, wash basin with tiled splash-back, Amtico style flooring, single radiator and ceiling extractor fan.

### LOUNGE

12' 2" x 12' 11" (3.73m x 3.94m) Wall mounted Samsung smart TV, uPVC double glazed window, double radiator, telephone point and a TV aerial point.

### KITCHEN/DINER

9' 3" x 18' 0" (2.82m x 5.50m) Overlooking the rear garden with Amtico style flooring and a wall mounted Samsung smart TV, double radiator and uPVC double glazed sliding patio doors and matching window. The kitchen area is fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated Electrolux fan assisted electric oven/grill with four ring gas hob, stainless steel splash-back and extractor canopy over. Sink with vegetable drainer and mixer tap, free standing appliances include a Smeg dishwasher and a Samsung fridge/freezer with water dispenser. Door leads to the utility room.

### UTILITY ROOM

5' 3" x 7' 7" (1.61m x 2.33m) Base units with contrasting laminate worktop and up-stand. Plumbed-in Hotpoint Futura washing machine and a Samsung Digital tumble dryer. Stainless steel sink with mixer tap, Amtico style flooring, wall mounted Ideal Logic combi gas central heating boiler, single radiator, ceiling extractor fan and a double glazed side exit

door.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, loft access hatch, storage cupboard, hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

#### MASTER BEDROOM (TO THE FRONT)

10' 8" x 12' 10" (3.27m x 3.93m) uPVC double glazed window, single radiator, central heating programmer/room thermostat and a door leading to the en-suite.

#### EN-SUITE

5' 10" x 5' 10" (1.80m x 1.80m) A white suite featuring a thermostatic shower, wash basin with base storage, WC, part tiled walls, laminate flooring chrome towel radiator, uPVC double glazed window, LED mirror with Bluetooth and shaver socket and a wall mounted extractor fan.

#### BEDROOM 2 (TO THE REAR)

9' 6" x 9' 6" (2.91m x 2.90m) uPVC double glazed window and a single radiator.

#### BEDROOM 3 (TO THE REAR)

9' 6" x 8' 3" (2.91m x 2.52m) Fitted sliding mirrored wardrobe, uPVC double glazed window and a single radiator.

#### BATHROOM

6' 10" x 5' 6" (2.10m x 1.70m) A white suite featuring a panelled bath with tiled splash-backs, pedestal wash basin, WC, uPVC double glazed window, vinyl flooring, single radiator and a wall mounted extractor fan.

#### EXTERNAL

A low-maintenance forecourt garden to the front, side gate and path lead to the rear. To the rear there is a well-maintained garden stocked with plants and shrubs, cold water supply tap, side storage area, side gate leading to the driveway and garage. Enclosed by brick wall.

#### GARAGE AND DRIVEWAY

17' 6" x 8' 9" (5.35m x 2.67m) A detached single garage in a block of two to the rear of the property with up and over door, power points and lighting. In front of the garage is a driveway with space for one vehicle.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (76). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

#### COUNCIL TAX

The property is in Council Tax band C.

#### VIEWINGS

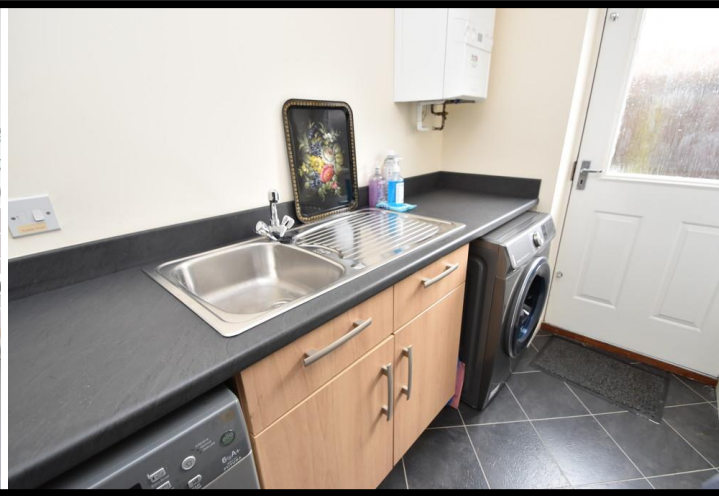
We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

#### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.







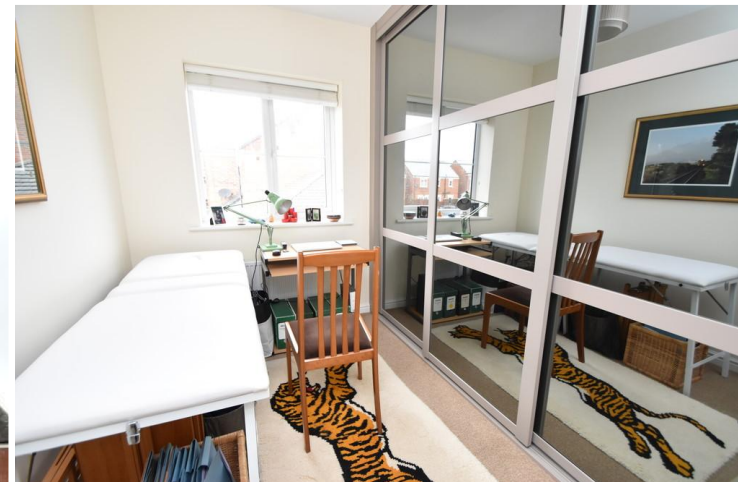
#### MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

#### AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.





## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

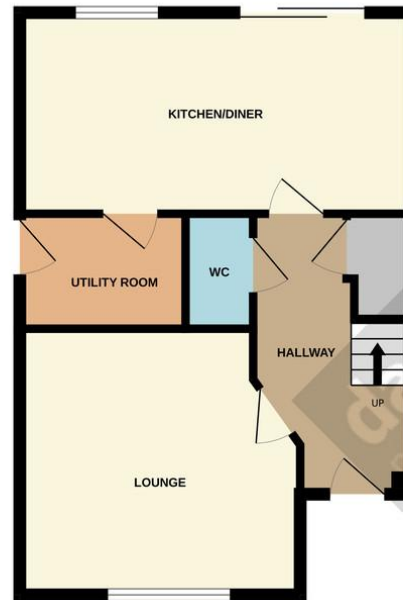
DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
42.6 sq.m. (459 sq.ft.) approx.

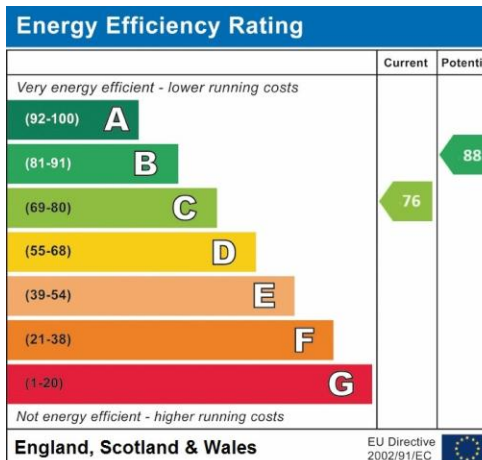


1ST FLOOR  
43.4 sq.m. (467 sq.ft.) approx.



TOTAL FLOOR AREA: 86.0 sq.m. (926 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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