



3 Bedrooms

Stunning & Highly Sought-After Location!! Jill Moore Sales & Lettings are thrilled to welcome this impressive and immaculate throughout three double bedroom semi-detached property, in the highly popular and exclusive location of Rectory Green, Lambton Park Estate, to the sales market. Offering an expansive private rear garden, private driveway with garage and beautiful master bedroom with en-suite, this property makes the perfect family home! Viewings are essential.

18 Rectory Green, Lambton Park, Chester-Le-Street,

Asking Price:

£335,000

EPC Rating: B



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Entrance Hall Enter through doorway into hall area with neutral walls, large built in storage area and doors off to w/c and kitchen/diner.

W/C The w/c is complete with low level hand wash basin, w/c, neutral walls and floors and towel rail/radiator.

Kitchen/Diner The perfectly finished open plan kitchen/diner area offers bespoke fitted neutral base and wall units providing ample storage space and housing integrated appliances such as fridge/freezer, dishwasher, oven, hob and extractor. Space/plumbing for washer/dryer also features, along with breakfasting bar area. The dining space is



For additional information and full photo gallery please visit

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flooded with natural light from the large double glazed window looking out over the front aspect of the property and offers neutral walls and floors and radiator.

Lounge The spacious lounge space is well presented and filled with natural light from the large double glazed windows and French doors which open up into the rear garden. The space is perfectly finished with neutral walls, carpet to the floor and radiator.

First Floor Landing The landing area offers carpet to the floor, neutral walls and doors off to bedrooms and family bathroom.

Master Bedroom The immaculate master bedroom boasts ample natural light from the large double glazed windows looking out over the rear aspect of the property and is complete with its own full walk in wardrobe area and full en-suite. Neutral walls, carpet flooring and radiator also feature.

En-suite The master en-suite offers large double walk in shower, hand wash basin, toilet, double glazed window, neutral walls and towel rail/radiator.

Bathroom The good-sized family bathroom benefits from a large storage cupboard housing the boiler, neutral part-tiled walls, shower over bath, hand wash basin, double glazed window, toilet and towel rail/radiator.

Bedroom The second spacious double bedroom features neutral walls, double glazed window looking out over the front aspect of the property

Bedroom The third double bedroom offers ample natural light from the large double glazed window looking out over the front aspect of the property and features neutral walls, radiator and carpet flooring.

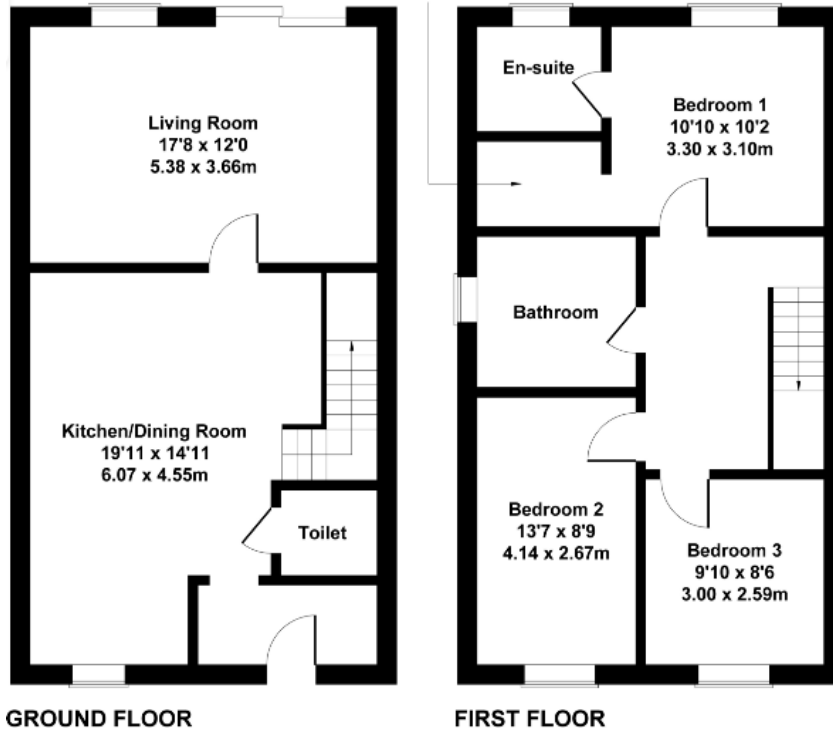
External To the rear, a well maintained and large private rear garden with natural grass section, paved pathway and entrance/exit gate which leads out to the private driveway and garage. To the front, another low maintenance paved area with shrubbery boarder. Entrance/exit gate leads out onto communal green/natural grass section to the front of the property.



18 Rectory Green, Lambton Park, DH3 4DZ2

Approximate Gross Internal Area
1145 sq ft -106 sq m

Dressing Room
7'2 x 4'4
2.18 x 1.32m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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