



4 Bedrooms

Perfect Family Home! This amazingly presented four/five bedroom detached property, in the quiet and popular area of Burnlands Way, Chester-Le-Street, is welcomed to the sales market by Jill Moore Sales & Lettings. Offers an impressive garage conversion to create the extra bedroom, beautifully landscaped low maintenance gardens and a master bedroom with en-suite, this property certainly is a gem!!

Burnlands Way

Chester Le Street, County Durham,
DH2

Asking Price:

£325,000

EPC Rating: B



Entrance Hall:

Enter into welcoming hallway with neutral walls, tiled flooring, radiator, carpeted stairs to first floor and doors off to lounge, kitchen/diner, playroom and dining room.

Playroom/5th Bed:

8' x 12' (2.44m x 3.66m)

The garage has been converted into a spacious fifth bedroom/playroom complete with neutral walls, large double glazed window allowing for ample natural light to the front of the property, carpet flooring and large walk in storage area which could be made into an en-suite.

Dining Room:

7'8" x 9'5" (2.34m x 2.87m)

The dining space is flooded with natural light from the large double glazed window to the front of the property and offers neutral walls with an acoustic panelled section, carpet flooring and radiator.

Kitchen/Diner:

7'8" x 17'9" (2.34m x 5.4m)

The spacious kitchen/diner is beautifully finished with neutral gloss base and wall units providing ample storage space and housing integrated appliances such as fridge, freezer, dishwasher, oven, hob and extractor. The dining area is filled with natural light from the large double glazed French doors which lead out into the rear garden and offers tiled flooring and neutral walls throughout.



For additional information and full photo gallery
please visit

www.jillmooresalesandlettings.co.uk



Lounge:

11'2" x 14'10" (3.4m x 4.52m)

The well presented lounge space offers a bespoke fitted media wall complete with down lit shelving and is filled with natural light from the large double glazed French doors leading out into the rear garden. Carpet flooring, neutral walls and radiator also feature.

Landing:

The landing space offers neutral walls, carpet to the floor, doors off to bedrooms, bathroom and large storage cupboard. Access to partially boarded loft space also features.

Bedroom Four:

9'9" x 8'10" (2.97m x 2.7m)

The fourth double bedroom is complete with neutral walls, carpet flooring and double glazed window.

Bedroom Three:

7'9" x 10'11" (2.36m x 3.33m)

The third double bedrooms offers carpet to the floor, double glazed window, neutral walls and radiator.

Family Bathroom:

7'6" x 6'2" (2.29m x 1.88m)

The family bathroom features neutral part-tiled walls, w/c, hand wash basin, shower over bath, double glazed window to the rear and radiator.



Bedroom Two:

12'3" x 8'8" (3.73m x 2.64m)

The second double bedroom is finished with neutral walls, carpet flooring, double glazed window to the front of the property, filled wardrobe storage and radiator.

Master Bedroom:

12'1" x 10'11" (3.68m x 3.33m)

The master bedroom is beautifully finished with double glazed windows looking out over the front aspect of the property, neutral walls, carpet flooring and has access to its own full en-suite.



En-suite:

5'8" x 6'3" (1.73m x 1.9m)

Complete with neutral part-tiled walls, walk in shower cubicle, hand wash basin, toilet, towel rail/radiator and double glazed window.

External:

To the rear, an amazingly landscaped low maintenance garden with artificial turf section, patio with gated access to both sides of the property and a large decked additional seating area.



GROUND FLOOR



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		

For additional information and full photo gallery please visit
www.jillmooresalesandlettings.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract