



Hopgarth Gardens, Chester le Street, DH3 3RH
3 Bed - House - Semi-Detached
£219,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Hopgarth Gardens

Chester le Street, DH3 3RH

* NO CHAIN * STUNNING AND SPACIOUS FAMILY HOME * 22FT OPEN PLAN LOUNGE / DINER * RARELY AVAILABLE * BEAUTIFULLY PRESENTED *

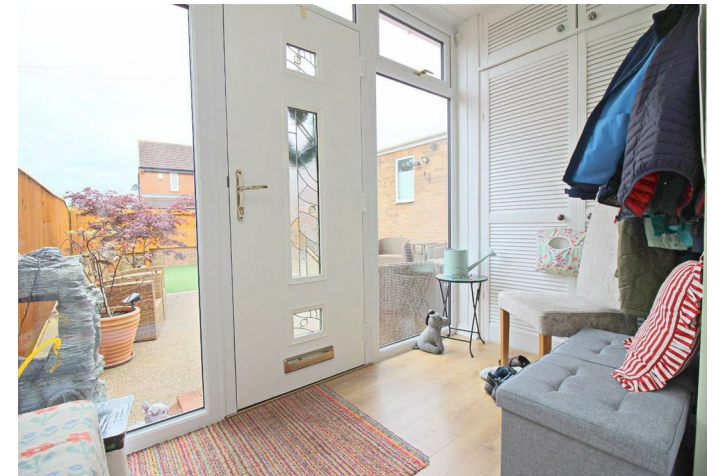
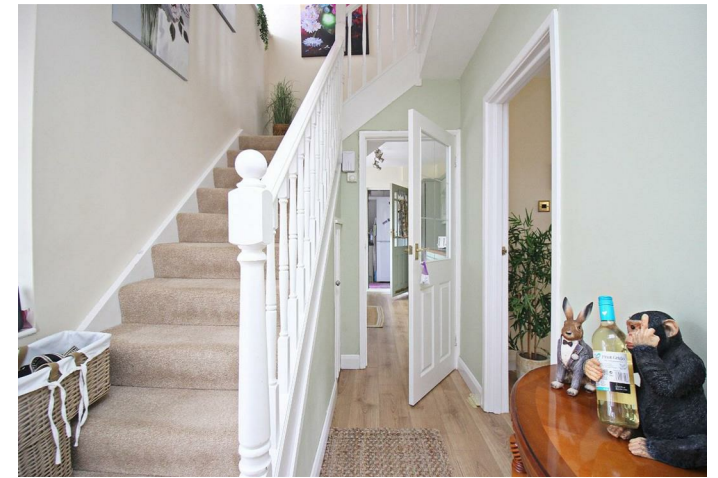
A rare opportunity to purchase this spacious and beautifully presented three bedroom semi-detached family home, ideally positioned within the traditionally highly desirable Hopgarth Gardens, close to the town centre. Offering generous living accommodation, attractive gardens and excellent access to amenities and transport links, the property should appeal to a wide variety of buyers.

The floorplan comprises an entrance porch, a hallway leading into an impressive 22ft open plan lounge and dining area, flooded with natural light from French doors and large rear windows overlooking the garden. The kitchen is fitted with a range of attractive units and integrated appliances, providing a practical and sociable space ideal for everyday living and entertaining. Off the kitchen there is a generous utility area with additional appliance space and access through to a bright garden room overlooking the front garden.

To the first floor there are three well-proportioned bedrooms, all benefitting from fitted storage, along with a stunning shower room featuring a spacious walk-in shower with rainfall style fitting.

Externally, the gardens to both the front and rear have been landscaped for low maintenance. The front garden includes a resin patio area, artificial lawn and driveway leading to a built-in storage area with electric remote controlled door. To the rear there is a spacious enclosed garden which is mainly laid to lawn and offers a good degree of privacy.

Hopgarth Gardens occupies a highly regarded position within walking distance of Chester le Street town centre, which offers a range of shops, supermarkets, cafés and leisure facilities. The railway station and A1(M) are easily accessible, providing excellent commuting links to Durham, Newcastle, Sunderland and beyond. Riverside Park and surrounding green spaces are also nearby.













- Porch**
- Entrance Hall**
- Lounge**
- Dining Room**
- Kitchen**
- Utility Room**
- Garden Room**
- FIRST FLOOR**
- Bedroom**
- Bedroom**
- Bedroom**
- Bathroom**

EXTERNAL

Externally, the gardens to both the front and rear have been landscaped for low maintenance. The front garden includes a resin patio area, artificial lawn and driveway leading to a built-in storage area with electric remote controlled door. To the rear there is a spacious enclosed garden which is mainly laid to lawn and offers a good degree of privacy.

AGENT'S NOTES

Council Tax: Durham County Council, Band C
 Tenure: Freehold

- Property Construction – Understood to be of standard construction
- Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
- Gas Supply - Mains
- Electricity supply – Mains
- Water Supply – Mains
- Sewerage – Mains
- Heating – Gas Central Heating
- Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>
- Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

- Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
- Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
- Selective licencing area – no
- Probate – not applicable
- Rights & Easements – None known
- Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>
- Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>
- Protected Trees – none known
- Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
- Accessibility/Adaptations – part converted garage
- Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

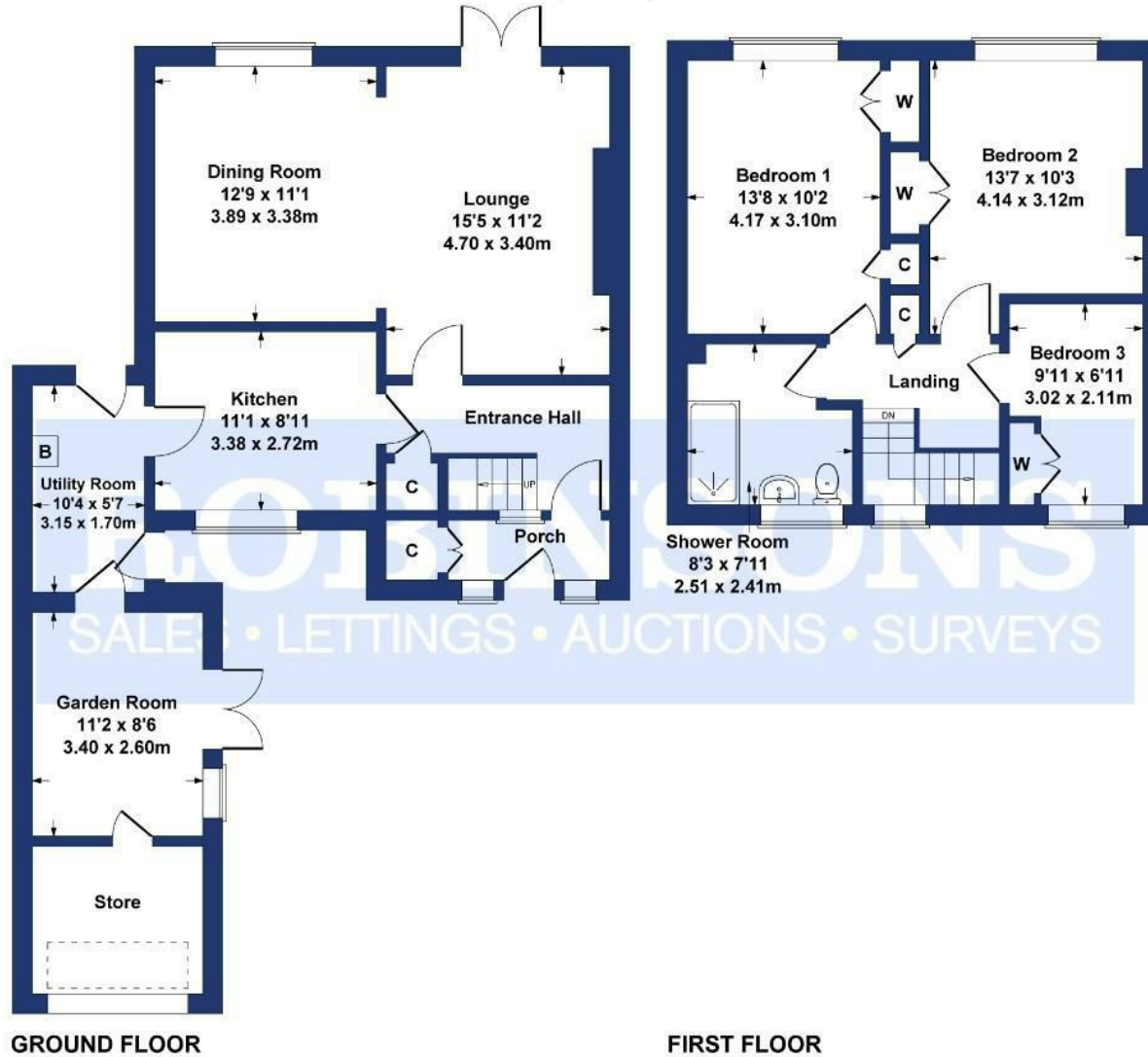
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Hopgarth Gardens

Approximate Gross Internal Area
1234 sq ft - 115 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

79

56

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscls.co.uk
www.robinsonsestateagents.co.uk

