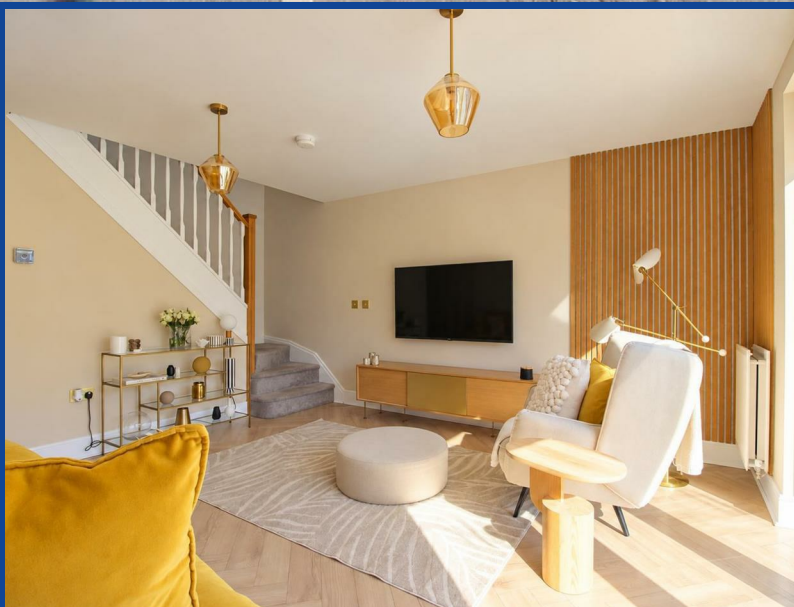




Lamorbey Walk, DH3 2DL
3 Bed - House - Detached
£290,000

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* SHOW HOME STANDARD * BEAUTIFULLY PRESENTED * HIGH QUALITY FIXTURES AND FITTINGS * LARGE LOUNGE WITH BI-FOLD DOORS * EXCELLENT DINING KITCHEN * EN SUITE TO MAIN BEDROOM * DRIVEWAY AND GARAGE * ATTRACTIVE FRONT OUTLOOK *

Beautifully presented to an exceptional show home standard is this impressive three bedroom home, occupying a pleasant plot within a popular modern development. Finished with high quality fixtures and fittings throughout, the property combines stylish presentation with spacious and practical accommodation, making it an excellent choice for a variety of buyers.

The floorplan includes a superb dining kitchen providing an excellent space for everyday family life and entertaining, together with a particularly large and inviting lounge featuring bi-fold doors opening directly onto the rear garden. Completing the ground floor is a useful utility room and downstairs WC.

To the first floor there are three good sized bedrooms, with the main bedroom benefitting from en suite facilities, together with an attractive family bathroom.

Externally, the property enjoys a pleasant position and outlook to the front, together with a driveway providing off-street parking and access to the garage. To the rear is a well-sized enclosed garden, providing an excellent outdoor space for relaxing, entertaining and family use.

Lamorbey Walk is conveniently positioned within Chester-le-Street, providing easy access to a wide range of shops, supermarkets, schools and leisure facilities. The town's railway station provides connections to Durham and Newcastle, while excellent road links, including the nearby A1(M), make the location particularly convenient for commuters travelling throughout the North East. Riverside Park, surrounding countryside and a variety of walking routes provide plenty of opportunities to enjoy the outdoors, further adding to the appeal of this attractive modern development.

Entrance

Kitchen

Lounge

Utility Room

W.C

FIRST FLOOR

Bedroom

ENSUITE

BEDROOM

BEDROOM

BATHROOM

EXTERNAL

Externally, the property enjoys a pleasant position and outlook to the front, together with a driveway providing off-street parking and access to the garage. To the rear is a well-sized enclosed garden, providing an excellent outdoor space for relaxing, entertaining and family use.

AGENT'S NOTES

Council Tax: Durham County Council, Band D

Tenure: Freehold

EPC B

Property Construction – Understood to be of standard construction.

Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided 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 – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.

Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.

Selective Licensing Area – No

Probate – Not applicable

Rights & Easements – None known.

Flood Risk – Please refer to the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Please refer to the GOV.UK website: <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

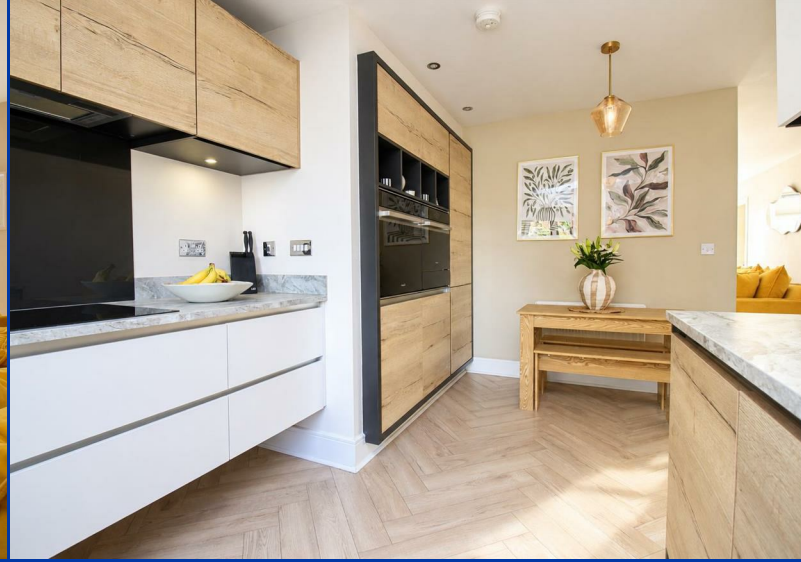
Protected Trees – None known.

Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.

Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.

Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

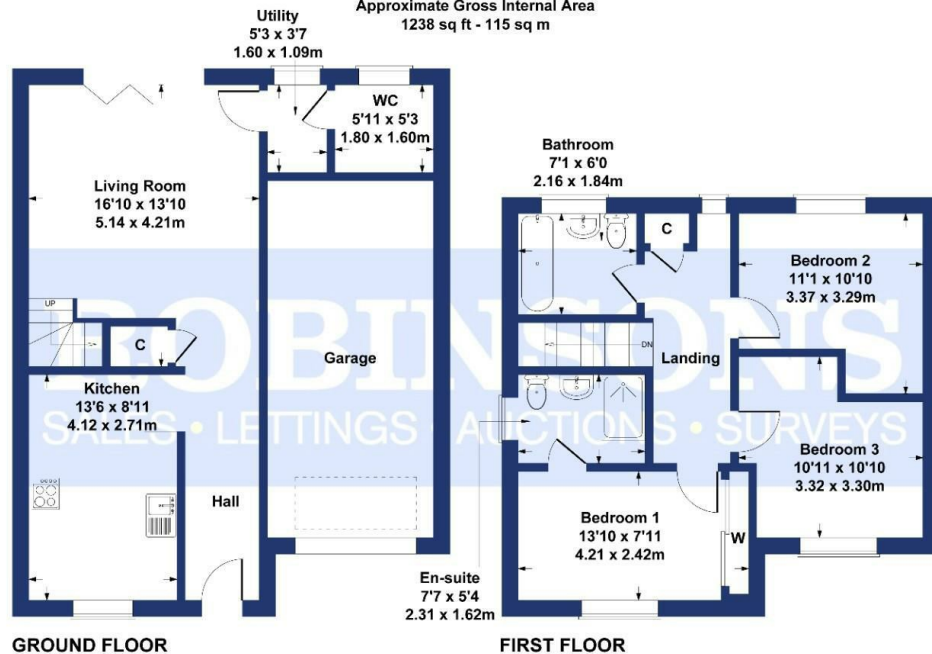
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Lamorbey Walk
Approximate Gross Internal Area
1238 sq ft - 115 sq m



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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		

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000
E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444
E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444
E: info@robinsonswyny ard.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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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