



Chipchase Court, Woodstone Village, DH4 6TT
4 Bed - House - Detached
£340,000

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Chipchase Court

Woodstone Village, DH4 6TT

* BEAUTIFULLY PRESENTED * ALTERED FLOORPLAN WITH OPEN PLAN LIVING * REFITTED KITCHEN * MASTER WITH EN SUITE AND DRESSING ROOM * DRIVEWAY AND GARAGE * SOUGHT AFTER ESTATE *

This beautifully presented home has been thoughtfully improved by the current owners, including an altered floorplan to create a large open plan kitchen and family space ideal for modern living. The property offers well-proportioned accommodation throughout and is situated on a sought-after estate within Woodstone Village.

The floorplan comprises an entrance hallway, downstairs WC, and a comfortable lounge with bay window to the front. To the rear is a superb open plan kitchen and family room fitted with a refitted range of units and providing direct access to the garden, creating a bright and sociable space. There is also a useful utility room with access to the integral garage.

To the first floor there are four good sized bedrooms, with the master bedroom benefiting from a bay window, dressing room and modern en suite, along with a family bathroom fitted with a white suite.

Externally, the property has gardens to the front and rear, with the rear being enclosed and offering a good degree of privacy. A driveway to the front provides off-street parking and access to the garage.

Chipchase Court forms part of the popular Woodstone Village development, well placed for access to local shops, schools and amenities. The area offers excellent transport links via the A1(M), making it ideal for commuting to Durham, Newcastle and surrounding areas, while nearby countryside and walking routes provide additional outdoor space.













GROUND FLOOR

Hallway

14'9" x 6'10" (4.5 x 2.1)

Downstairs WC

5'2" x 3'11" (1.6 x 1.2)

Lounge

17'0" x 10'5" (5.2 x 3.2)

Dining Kitchen

21'7" x 10'9" (6.6 x 3.3)

Utility

10'9" x 5'6" (3.3 x 1.7)

Garage

16'4" x 8'6" (5 x 2.6)

FIRST FLOOR

Landing

Bedroom

13'1" x 10'9" (4 x 3.3)

Dressing Room

7'6" x 6'10" (2.3 x 2.1)

En-suite

8'2" x 4'7" (2.5 x 1.4)

Bedroom

11'5" x 8'10" (3.5 x 2.7)

Bedroom

9'10" x 9'2" (3 x 2.8)

Bedroom

14'9" x 8'2" (4.5 x 2.5)

Bathroom

6'10" x 5'6" (2.1 x 1.7)

AGENT'S NOTES

Council Tax: Durham County Council, Band E

Tenure: Freehold

EPC - D

Property Construction – Standard

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.

Accessibility/Adaptations – kitchen and dining room converted into one large room

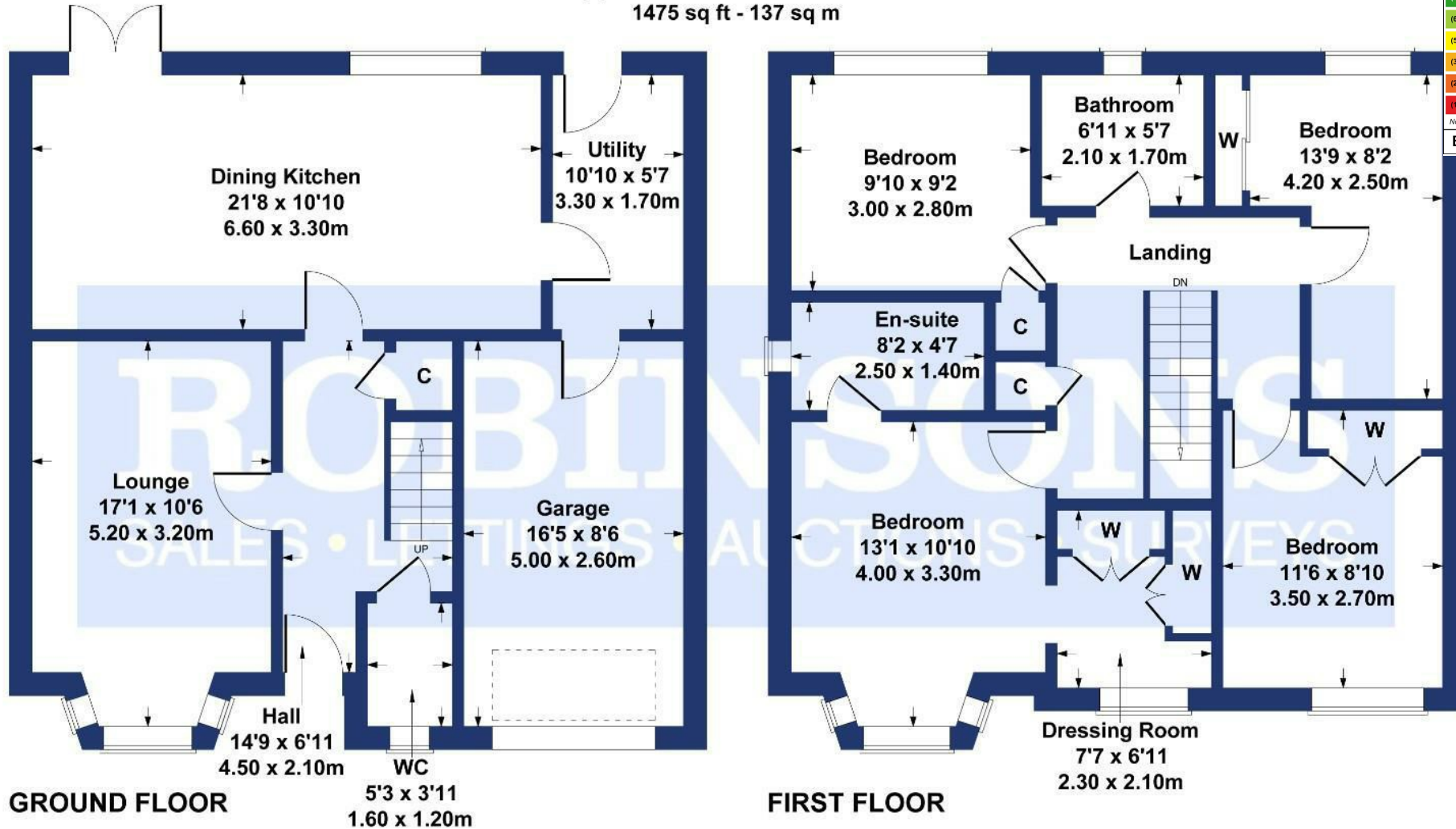
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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



Chipchase Court

Approximate Gross Internal Area
1475 sq ft - 137 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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	
		66	77

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.



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