



Balmoral, Great Lumley, DH3 4LP  
4 Bed - House - Detached  
£350,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Balmoral Great Lumley, DH3 4LP

\* EXTENDED AND MUCH IMPROVED \* FABULOUS MODERN FAMILY HOME \* LARGE REAR GARDEN WITH HOT TUB \* LARGE 'L' SHAPED GARAGE \* UTILITY ROOM \* STUNNING KITCHEN, BATHROOM AND EN-SUITE \* RE-WIRED \* NEW HEATING SYSTEM \* SUPERB HOME THAT MUST BE VIEWED \*

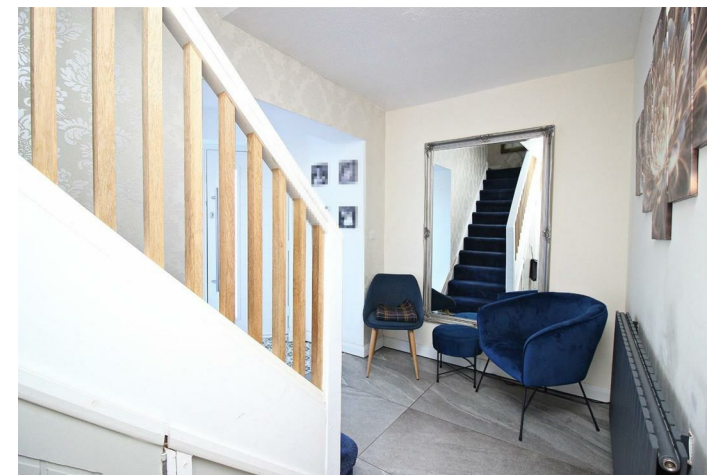
Offered to the market is this exceptional and greatly extended family home, beautifully improved throughout to create a stylish and spacious property ideal for modern living. Finished to a high standard with quality fixtures and fittings, the layout has been reconfigured to offer a superb flow and generous proportions.

The ground floor begins with a welcoming hallway that gives access to the useful utility room and impressive 'L' shaped garage, offering excellent storage or potential for a workshop or home gym. There is a comfortable lounge to the front, while the heart of the home lies to the rear – a stunning re-fitted kitchen with built-in seating and large sliding doors opening out onto the rear garden.

Upstairs there are four well-proportioned bedrooms, with the standout being the extended main bedroom which offers ample space, built-in storage and a sleek en-suite. The family bathroom has also been upgraded and complements the overall high specification of the property.

Externally, the front has off-street parking, attractive stone walling, and new turf to be laid shortly. To the rear is a fabulous garden space – generously sized, complete with a custom-built hot tub area, paved walkways, seating zones, and additional storage space to both sides of the home. The rear of the property is to be rendered in the coming weeks.

Located in Balmoral, Great Lumley, the property benefits from a peaceful setting with excellent access to Chester-le-Street, Durham, and the A1 (M). The village offers local shops, a primary school, green spaces, and scenic walking routes, making it a great choice for families and commuters alike.













## GROUND FLOOR

Hallway

Utility Room

Garage

17'0" x 15'5" (5.2 x 4.7)

Lounge

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

Dining Kitchen

17'8" x 11'1" (5.4 x 3.4)

## FIRST FLOOR

Landing

Bedroom

16'8" x 11'1" (5.1 x 3.4)

En-Suite

8'2" x 3'7" (2.5 x 1.1)

Bedroom

13'1" x 10'2" (4 x 3.1)

Bedroom

10'5" x 10'2" (3.2 x 3.1)

Bedroom

9'6" x 7'2" (2.9 x 2.2)

Bathroom

8'2" x 7'2" (2.5 x 2.2)

## Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 53 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: EE, Vodafone, Three, O2

Tenure: Freehold

Council Tax: Durham County Council, Band C – Approx. £2,268 p.a

Energy Rating: C



Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

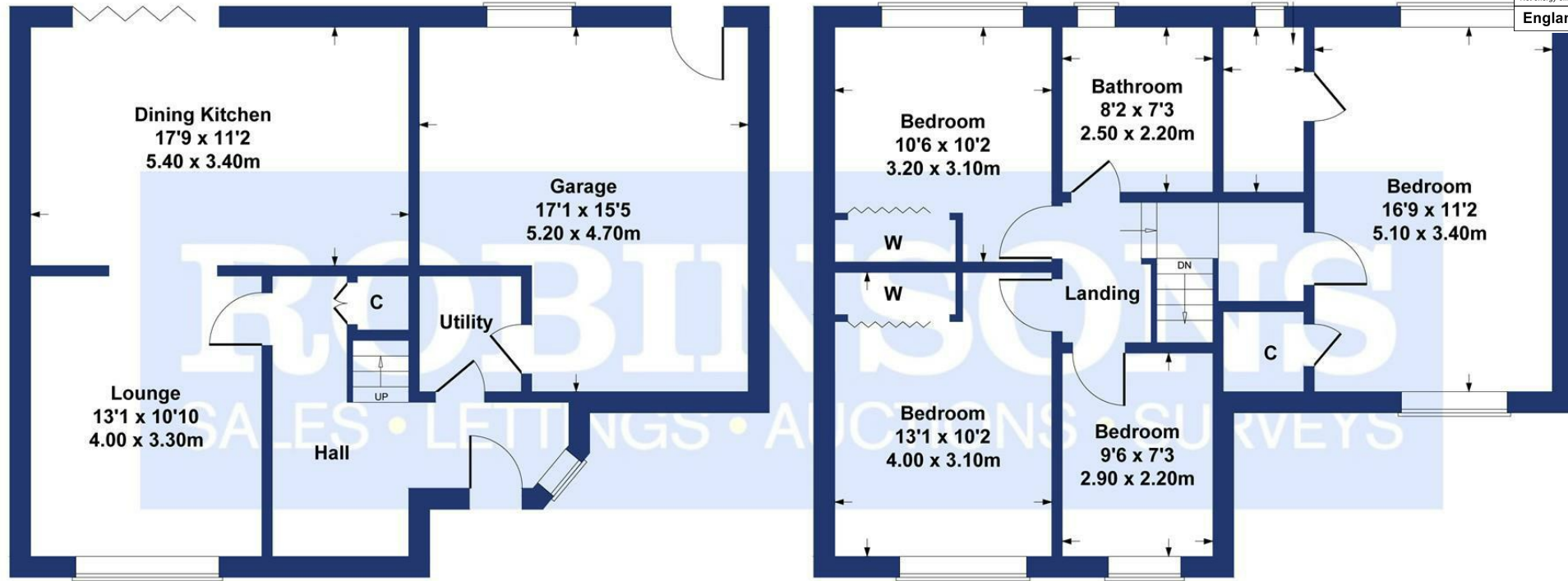


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		85
(81-81)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

## Balmoral

Approximate Gross Internal Area  
1453 sq ft - 135 sq m

En-suite  
8'2 x 3'7  
2.50 x 1.10m



### 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. 2025

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







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

