



Cornmoor, Poppyfields, DH2 2NB
4 Bed - House - Detached
£329,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Cornmoor

Poppyfields, DH2 2NB

* BEAUTIFULLY PRESENTED * EXTENDED * CUL DE SAC POSITION * EN SUITE * DRIVEWAY * SOUGHT-AFTER DEVELOPMENT *

Offered for sale is this well presented and much improved family home occupying a pleasant cul de sac position on this traditionally popular development. Significantly enhanced by the current owners, the property offers spacious and versatile accommodation across two floors and is likely to appeal to a wide range of buyers, particularly families.

The floorplan comprises an entrance lobby leading through to an inviting lounge with walk-in bay window, which opens into a dining area with French doors to rear garden. To the rear there is an attractive and well fitted kitchen along with a useful utility room and downstairs WC. A converted garage has created an excellent additional family room, providing flexible second reception space ideal for everyday family use.

To the first floor there are four bedrooms, with the master bedroom benefiting from an en suite. A well appointed family bathroom serves the remaining bedrooms.

Externally the property benefits from a front driveway providing several off street parking spaces along with a front garden. To the rear there is an enclosed garden with patio area, and an additional side garden provides a generous plot for a property of this type.

Cornmoor forms part of a popular residential development in Chester le Street which is well regarded for its convenient location. The town centre is close by and offers a range of shops, supermarkets, cafés and leisure facilities, along with a mainline railway station providing direct services to Durham, Newcastle and beyond. The area also benefits from excellent road links via the A1(M), making commuting straightforward, while Riverside Park and nearby countryside walks add further appeal for families and those who enjoy outdoor space.













GROUND FLOOR

Entrance

Lounge

16'4" x 13'5" (5 x 4.1)

Dining Area

9'2" x 8'2" (2.8 x 2.5)

Kitchen

12'1" x 9'2" (3.7 x 2.8)

Family Room / 2nd Reception

17'0" x 8'2" (5.2 x 2.5)

Utility Room

4'11" x 4'11" (1.5 x 1.5)

Downstairs WC

4'11" x 4'3" (1.5 x 1.3)

FIRST FLOOR

Landing

Bedroom

11'5" x 10'2" (3.5 x 3.1)

En-Suite

5'6" x 5'2" (1.7 x 1.6)

Bedroom

14'1" x 8'10" (4.3 x 2.7)

Bedroom

11'5" x 9'10" (3.5 x 3)

Bedroom

8'10" x 8'6" (2.7 x 2.6)

Bathroom

6'10" x 6'2" (2.1 x 1.9)

AGENT'S NOTES

Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

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 – NA

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 – converted garage

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

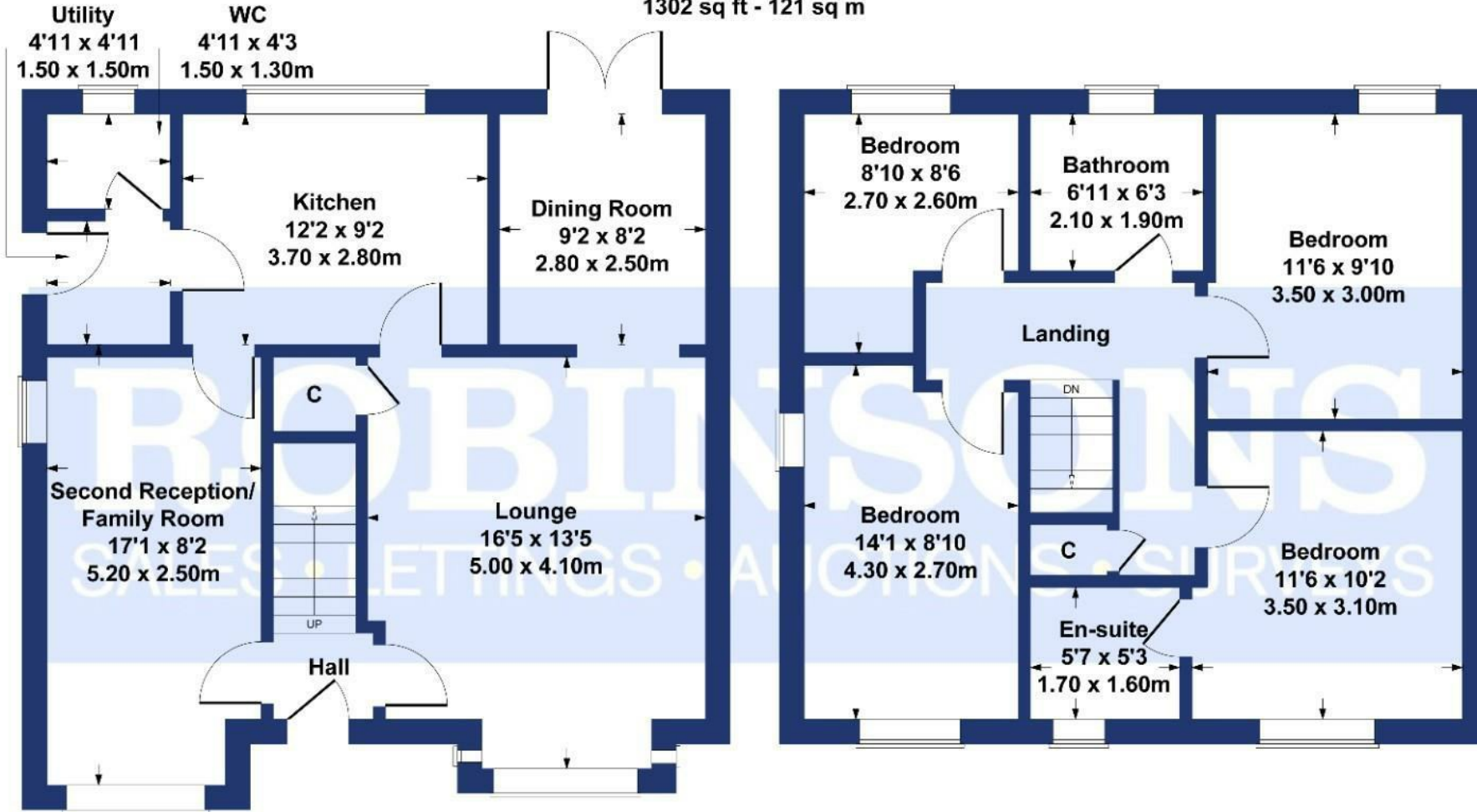
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from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





Cornmoor

Approximate Gross Internal Area
1302 sq ft - 121 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

