



Graythwaite, DH2 2UH
4 Bed - House - Detached
Offers In Excess Of £400,000

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Graythwaite , DH2 2UH

* EXECUTIVE FAMILY HOME ON SOUGHT AFTER DEVELOPMENT * DOUBLE GARAGE *
THREE RECEPTION ROOMS * PRIVATE REAR GARDEN * EN SUITE TO MAIN BEDROOM *
AMPLE PARKING *

Occupying an excellent position within one of Chester le Street's most sought-after executive developments, this impressive family home offers spacious, well-planned accommodation together with a private rear garden, double garage and ample off-street parking. Presented in excellent condition throughout, the property is ideally suited to those seeking generous living space in a prestigious location.

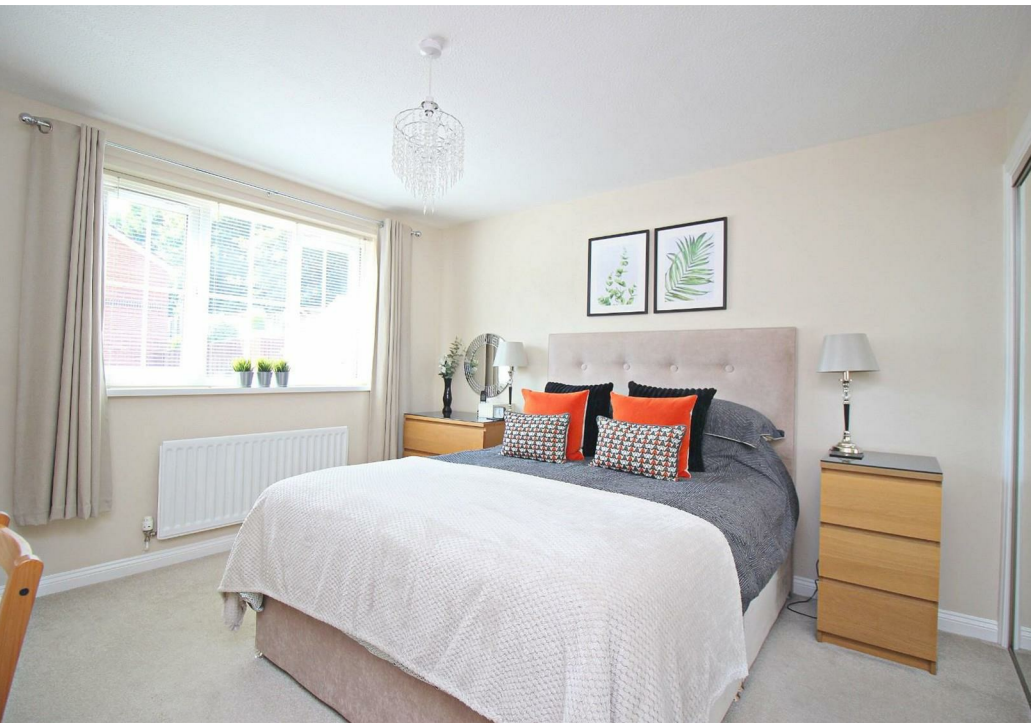
The floorplan comprises an entrance lobby, welcoming hallway, downstairs WC, spacious lounge with attractive bay window, separate dining room and a conservatory overlooking the rear garden, providing excellent additional reception space. There is also a fitted kitchen with internal access to the integrated double garage.

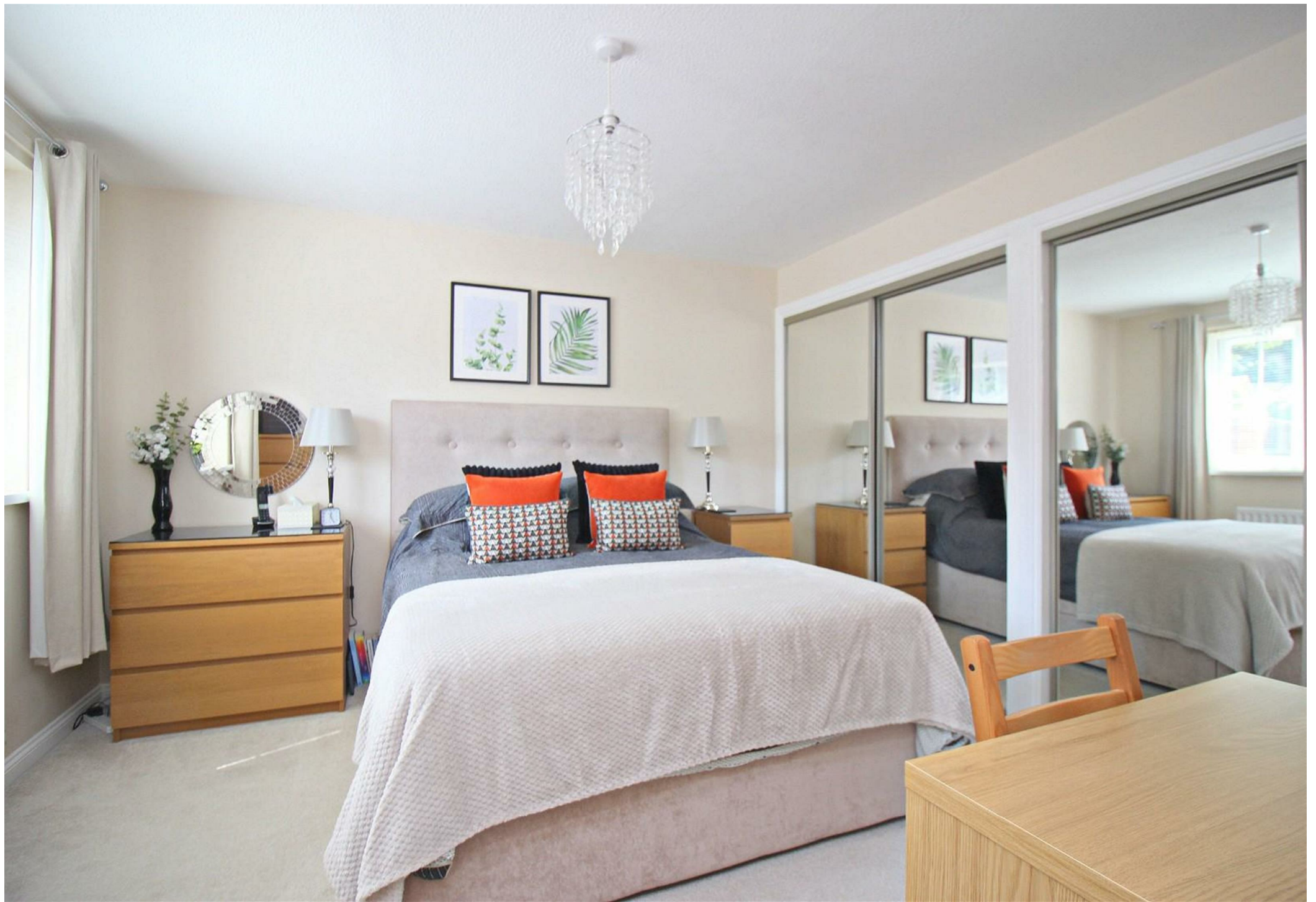
To the first floor there are four good sized bedrooms, all benefitting from fitted wardrobes, with the principal bedroom enjoying en suite facilities. The accommodation is completed by a family bathroom fitted with a white suite incorporating both a bath and separate shower cubicle.

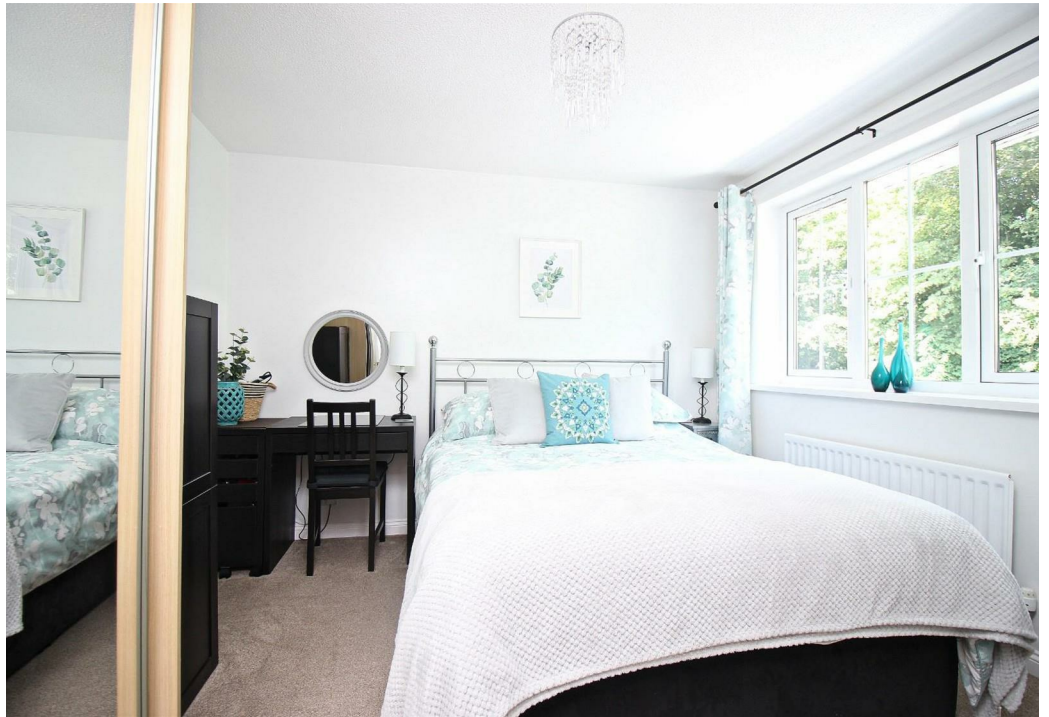
Externally, the property benefits from a large driveway providing ample off-street parking and access to the integrated double garage. There is also an additional lawned garden beyond the driveway. To the rear is a beautifully maintained enclosed garden enjoying an excellent degree of privacy, creating a superb space for outdoor entertaining and family enjoyment.

Graythwaite forms part of one of Chester le Street's most prestigious residential developments, renowned for its executive homes, quiet surroundings and excellent access to local amenities. Chester le Street town centre is only a short distance away and offers a wide range of shops, supermarkets, cafés, restaurants and leisure facilities. The property is also conveniently located for well-regarded primary and secondary schools,













[Porch](#)

[W.C](#)

[Hallway](#)

[Lounge](#)

[Dining Room](#)

[Conservatory](#)

[Kitchen](#)

FIRST FLOOR

[Bedroom](#)

[EnSuite](#)

[Bedroom](#)

[Bedroom](#)

[Bedroom](#)

[Bathroom](#)

External

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AGENT'S NOTES

Council Tax: Durham County Council, Band E

Tenure: Freehold

EPC - To Follow

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 – The Vendor is 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.

Probate – N/A

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 – conservatory

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.

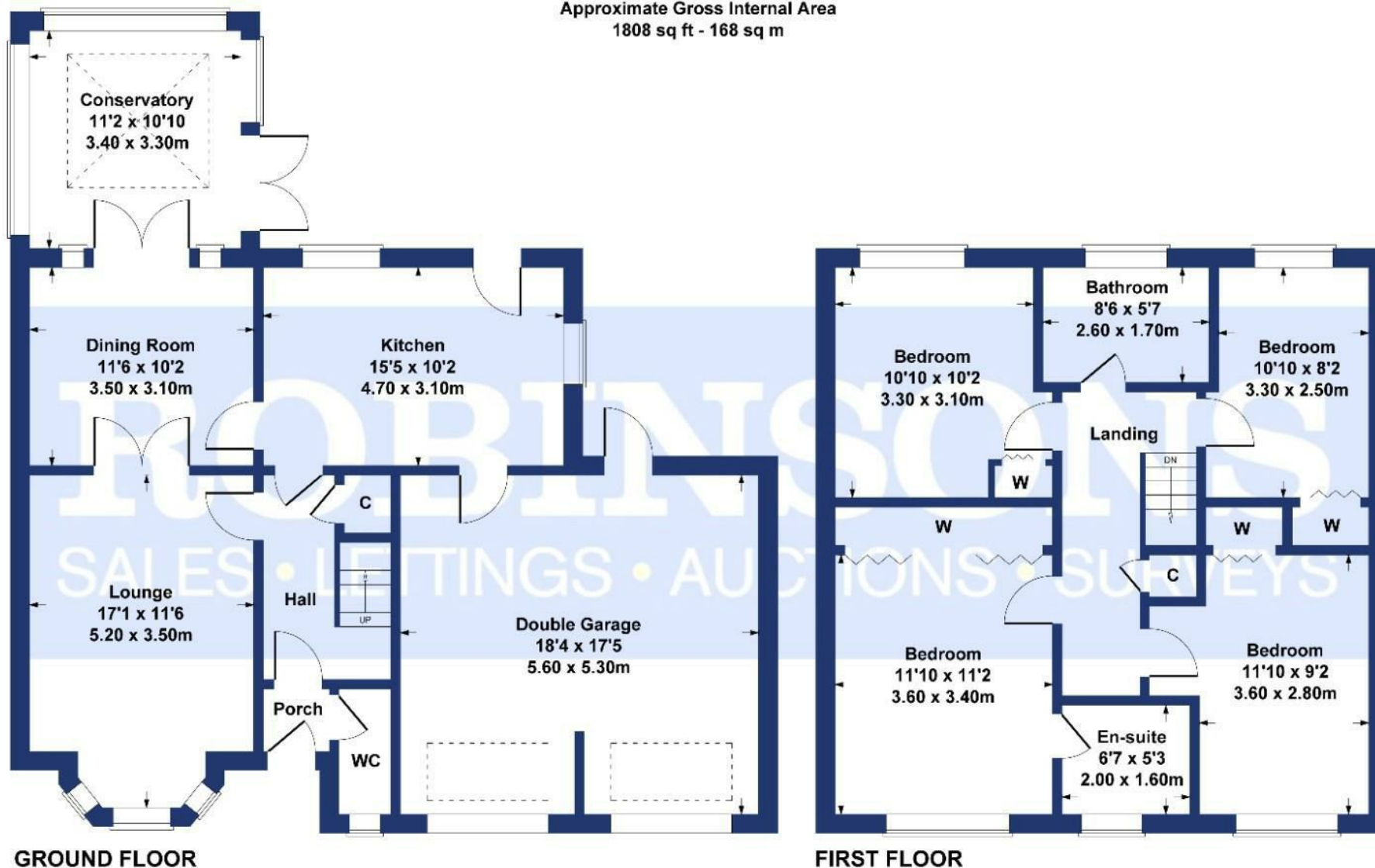
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



Graythwaite

Approximate Gross Internal Area
1808 sq ft - 168 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	



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.

