



Mickleton Close, Great Lumley, DH3 4SN
4 Bed - House - Detached
£315,000

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Mickleton Close Great Lumley, DH3 4SN

* BEAUTIFULLY PRESENTED * EXTENDED * MUCH IMPROVED * EXCELLENT QUALITY FIXTURES AND FITTINGS * VERY RARELY AVAILABLE * EXCEPTIONALLY SPACIOUS DOWNSTAIRS AND UPSTAIRS * CUL-DE-SAC POSITION * AMPLE OFF STREET CAR PARKING * REPLACEMENT FRONT WINDOWS AND DOOR *

Located in a quiet cul de sac on this traditionally highly sought after development, we offer to the market this wonderfully presented, extended, and much improved four bedroom detached family home.

Having been extensively refurbished by the current owners, potential purchasers will find the quality to be of an exceptionally high standard throughout.

The floorplan briefly comprises of: entrance lobby, downstairs WC, hallway, spacious and inviting lounge, gorgeous fully integrated kitchen and family space which leads to a welcoming garden room.

The first floor is equally impressive with four bedrooms, all being of good size, and the master bedroom having en-suite shower room. There is also an attractive white suite family bathroom to complete the first floor.

To the front external there is a lawned garden, driveway for approximately three cars, and a garage with electric door, which houses the re-fitted combination boiler. To the rear there is a pleasant enclosed garden with patio area, ideal for those with families. The property also has hard-wired smoke alarms.

Located in the usually highly sought after village of Great Lumley on the outskirts of Chester le Street, the property has access to good schooling, amenities, recreational facilities and major motoring links including the A1(M) highway offering access to places such as Newcastle, Gateshead, Durham and Darlington.

Properties of this nature are rare to the market and we would strongly recommend early viewing.











GROUND FLOOR

Entrance Lobby

Hallway

Downstairs WC

Lounge

15'5" x 12'1" (4.7 x 3.7)

Kitchen

23'7" x 9'6" (7.2 x 2.9)

Additional Kitchen Area

9'6" x 7'10" (2.9 x 2.4)

Garden Room

11'9" x 10'5" (3.6 x 3.2)

Garage

18'4" x 7'10" (5.6 x 2.4)

FIRST FLOOR

Landing

Bedroom One

15'8" x 15'5" max (4.8 x 4.7 max)

En-Suite

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

Bedroom Two

13'9" x 7'6" max (4.2 x 2.3 max)

Bedroom Three

12'5" x 10'5" max (3.8 x 3.2 max)

Bedroom Four

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

Bathroom

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

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 28Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold 999 years from 10.07.90, 966 years remaining, £35 per year ground rent.

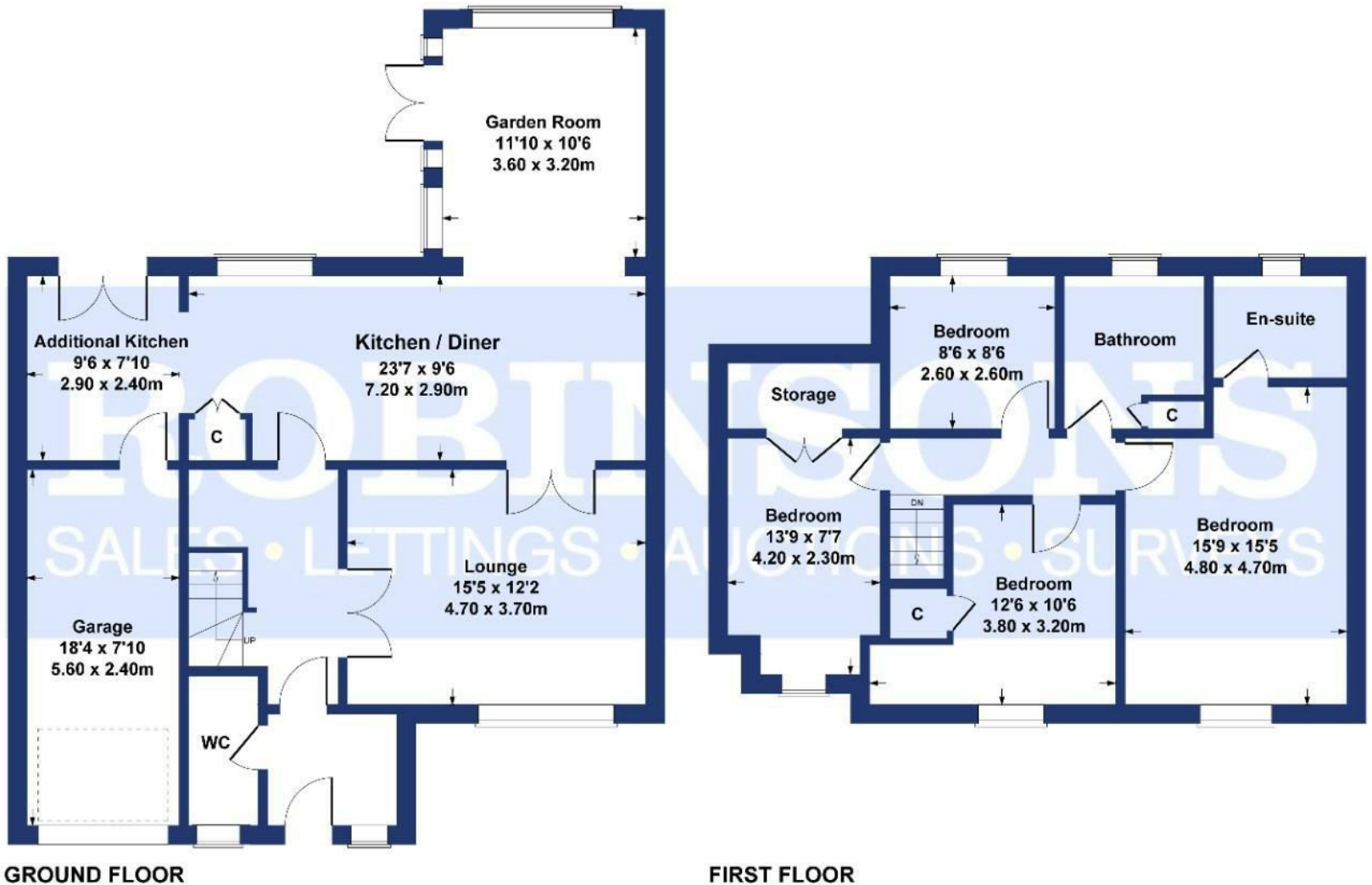
Council Tax: Durham County Council, Band D - Approx. £2,203pa

Energy Rating: D

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.

Mickleton Close

Approximate Gross Internal Area
1636 sq ft - 152 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(81-81) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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