



Bradman Drive, Riverside Park, DH3 3QS
4 Bed - House - Detached
£450,000

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Bradman Drive Riverside Park, DH3 3QS

* EXTENDED * FANTASTIC POSITION ON HIGHLY SOUGHT-AFTER DEVELOPMENT * EXCELLENT CONDITION THROUGHOUT * LARGE PRIVATE REAR GARDEN * IMPRESSIVE GARDEN ROOM * DOUBLE DRIVEWAY AND GARAGE *

Situated in a fantastic position on the highly sought-after Bradman Drive development, this extended and beautifully presented family home offers spacious accommodation finished to a high standard throughout. The property benefits from quality finishes including oak flooring to the hallway, kitchen, garden room and utility room, along with oak internal doors throughout.

The floorplan comprises an entrance hallway, spacious lounge with bay window and multi-fuel burning stove, an open plan kitchen and dining room with integrated appliances, a wonderful garden room overlooking the rear garden, a useful utility room and a ground floor WC. To the first floor there are four bedrooms, all with built-in wardrobes, the main bedroom benefiting from an en suite shower room, along with a family bathroom.

Externally, the front of the property features a double driveway and a garden laid with artificial turf for ease of maintenance. To the rear is a large private garden providing excellent outdoor space. There is also a garage or storage space with a remote-controlled garage door.

Bradman Drive forms part of a highly regarded residential development in Chester le Street, popular with families due to its attractive surroundings and convenient access to amenities. The town centre is close by and offers a wide 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 schooling options and convenient access to the A1(M), making commuting straightforward. Nearby Riverside Park and countryside walks add further appeal, making this a particularly desirable location for family living.













GROUND FLOOR

Hallway

Lounge

18'1" x 11'9" (5.53 x 3.60)

Kitchen / Dining

27'10" x 9'10" (8.50 x 3.00)

Garden Room

17'8" x 11'9" (5.4 x 3.60)

Utility Room

Downstairs WC

FIRST FLOOR

Landing

Master Bedroom

14'2" x 11'1" (4.34 x 3.40)

En-Suite

Bedroom Two

12'1" x 11'1" (3.70 x 3.40)

Bedroom Three

9'6" x 7'6" (2.90 x 2.30)

Bedroom Four

7'6" x 6'6" (2.30 x 2.00)

Family Bathroom

ADDITIONAL

Garage / Storage

12'5" x 8'6" (3.80 x 2.60)

AGENT'S NOTES

Council Tax: Durham County Council, Band E - Approx. £3,118 p.a

Tenure: Freehold

EPC - C

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 – rear extension

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

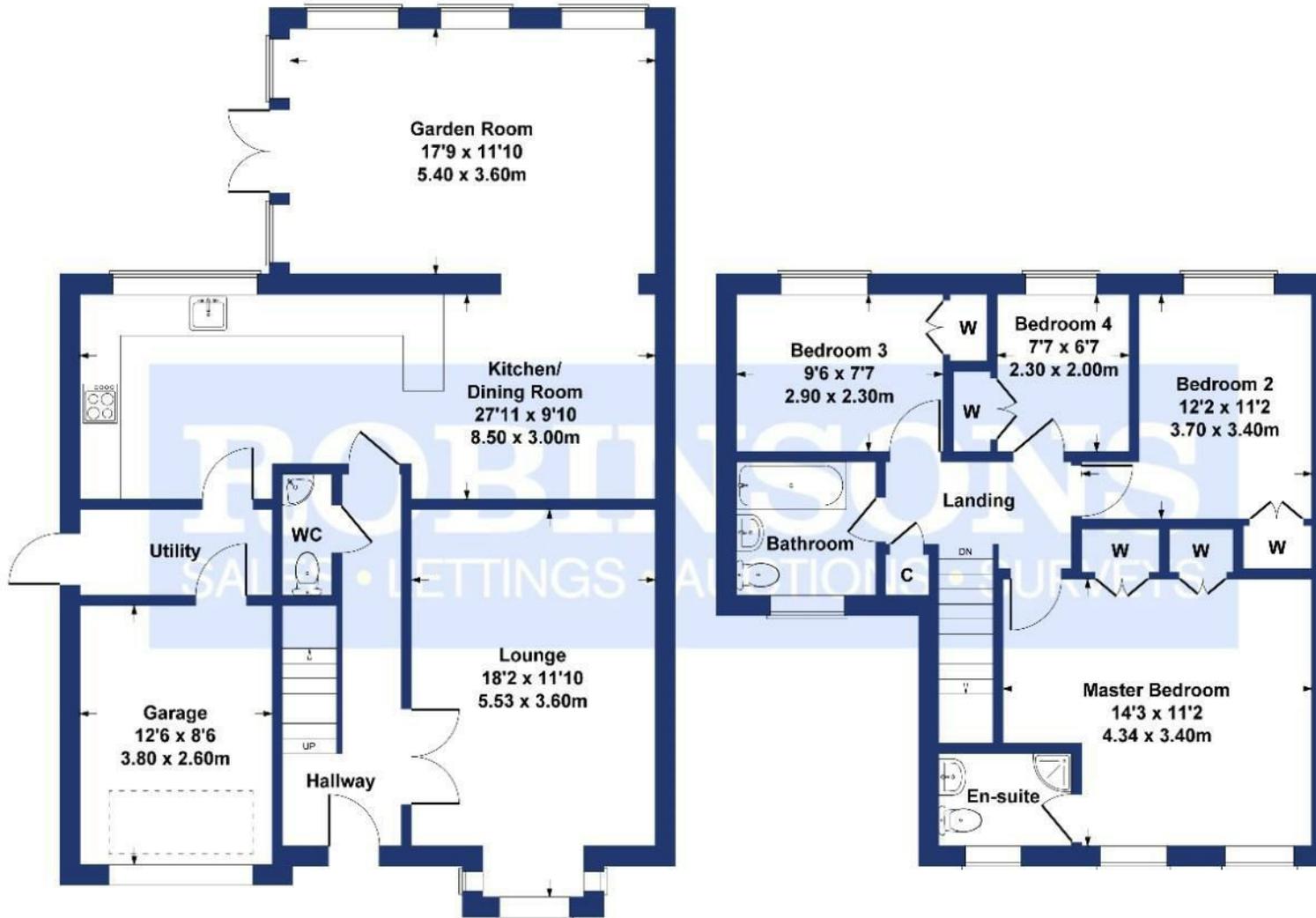
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Bradman Drive

Approximate Gross Internal Area
1604 sq ft - 149 sq m



GROUND FLOOR

FIRST FLOOR

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

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	

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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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