



Highfield Rise, Chester Le Street, DH3 3UY
4 Bed - House - Detached
£375,000

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Highfield Rise

Chester Le Street, DH3 3UY

We offer for sale this stunning four-bedroom family home on a large plot. Located on a traditionally highly sought after development, this former show home boasts a large L-shaped wrap-around garden and extensive parking. The internal floorplan has been fully upgraded, and early inspection is a must.

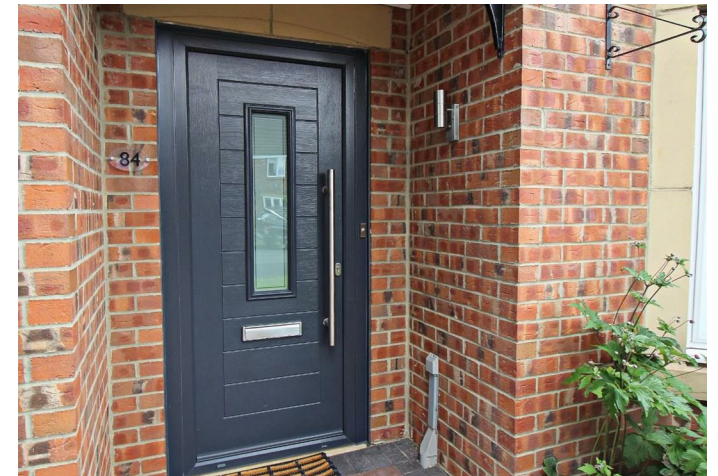
The floorplan comprises: entrance hallway, downstairs WC, lounge, separate dining room, stunning fitted kitchen, and a useful utility room. On the first floor, there are four well-sized bedrooms, the master with en-suite facilities, and bedrooms one and two with fitted wardrobes. There is also a gorgeous family bathroom suite.

The kitchen is refitted to a high standard, with Corian worktops, Porcelanosa floor tiles, a Siemens double oven, fridge freezer, dishwasher, and electric hob with lighting. The bathrooms are equally luxurious, with a Villeroy and Boch suite in the family bathroom, a vanity unit, and an overhead Hansgrohe ceiling shower. The en-suite has been recently refitted with Porcelanosa tiles, and a new shower suite with lighting.

Externally, the property features professionally landscaped gardens with a high-quality porcelain patio area and white planter area, a Titan pergola with a tilting louvre roof from White Stores, and underground electric cabling for a hot tub. Security and convenience are covered, with exterior wired CCTV cameras front and back, exterior plug sockets, and external lights surrounding the property. Ample off-street parking is available via the driveway, and the garage is equipped with an electric car charging point.

The house is wired for super-fast broadband, including fibre optic options, ensuring seamless connectivity. There is also a large, fully boarded loft with a retractable wooden ladder for ample storage space.

Highfield Rise is a highly desirable location with excellent amenities, transport links, and proximity to schools, parks, and shops. This property offers luxurious living in a vibrant community.













GROUND FLOOR

Hallway

17'0" x 5'10" (5.2 x 1.8)

Lounge

18'4" x 11'5" into bay (5.6 x 3.5 into bay)

Dining Room

11'9" x 9'10" (3.6 x 3)

Kitchen

16'0" x 10'9" max (4.9 x 3.3 max)

Utility Room

5'10" x 4'11" (1.8 x 1.5)

Downstairs WC

FIRST FLOOR

Landing

14'9" x 8'6" max (4.5 x 2.6 max)

Bedroom

14'9" x 11'5" max (4.5 x 3.5 max)

En-Suite

7'6" x 6'2" max (2.3 x 1.9 max)

Bedroom

11'9" x 11'1" max (3.6 x 3.4 max)

Bedroom

9'6" x 8'2" (2.9 x 2.5)

Bedroom

7'10" x 7'10" (2.4 x 2.4)

Bathroom

7'6" x 5'6" (2.3 x 1.7)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

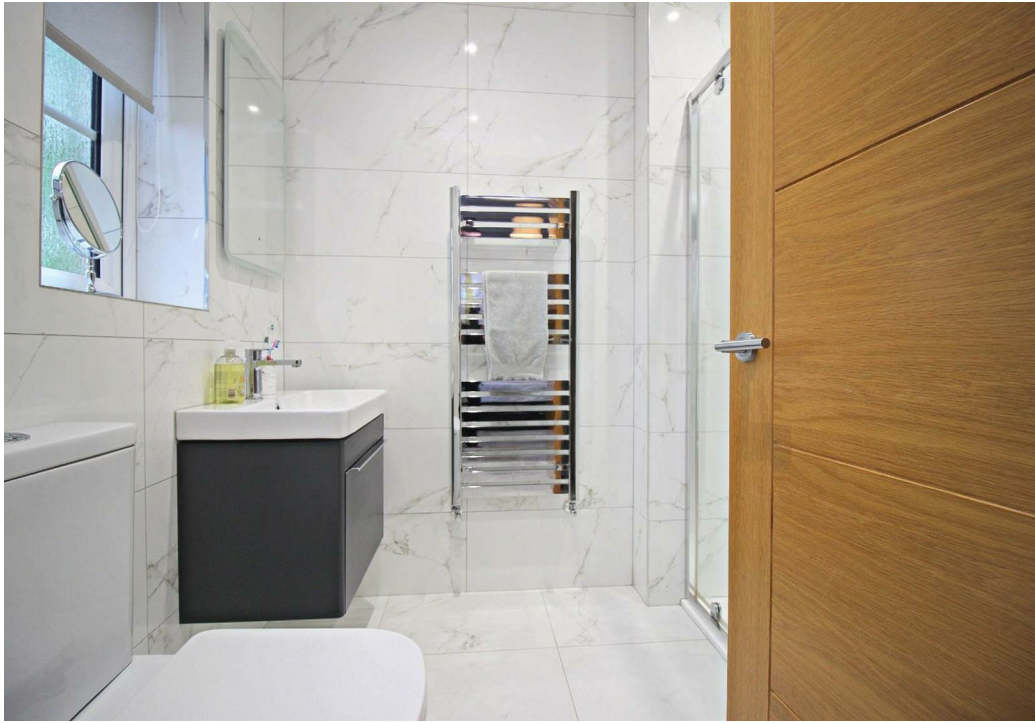
Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £2,971 p.a

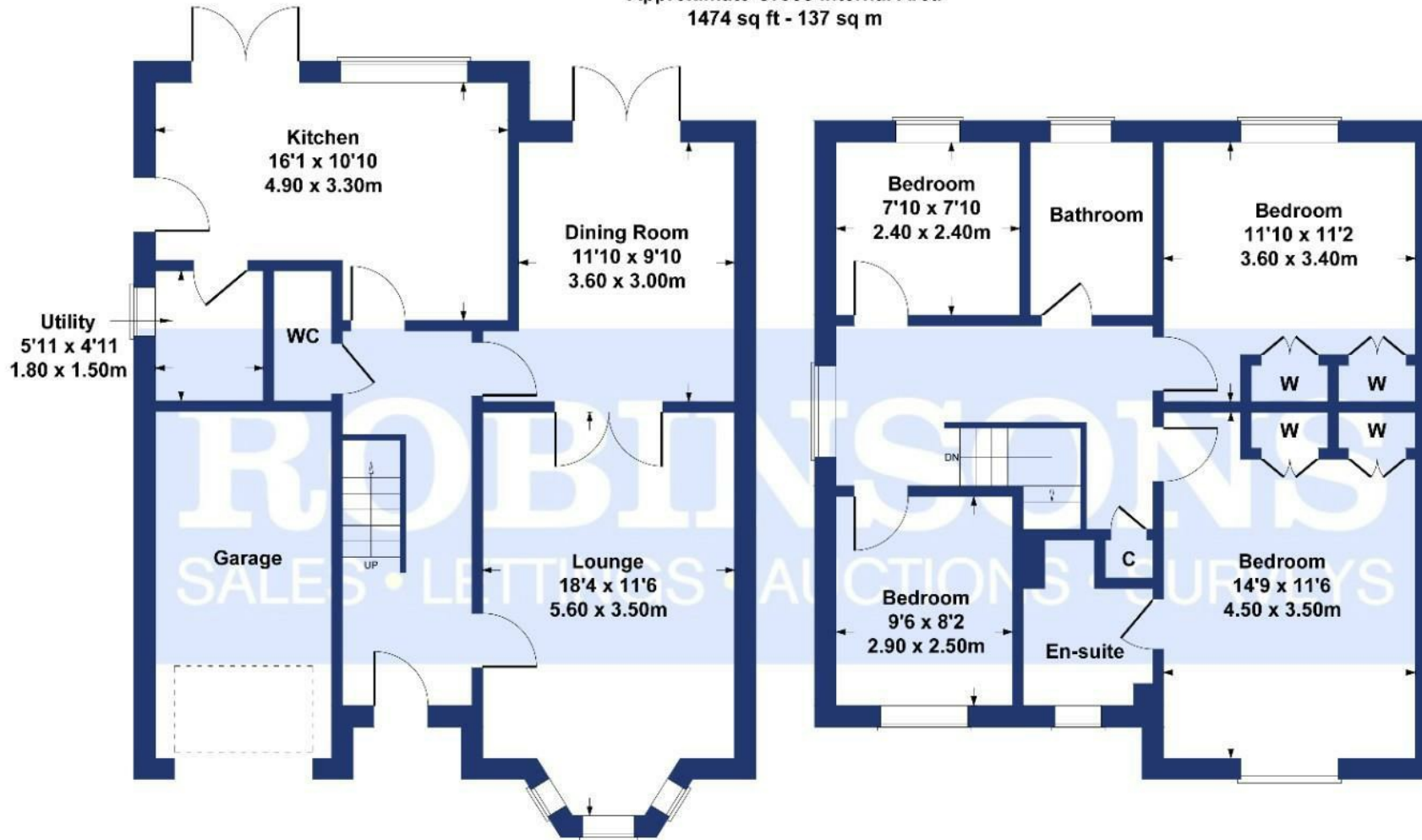
Energy Rating: C

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.



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Approximate Gross Internal Area
1474 sq ft - 137 sq m



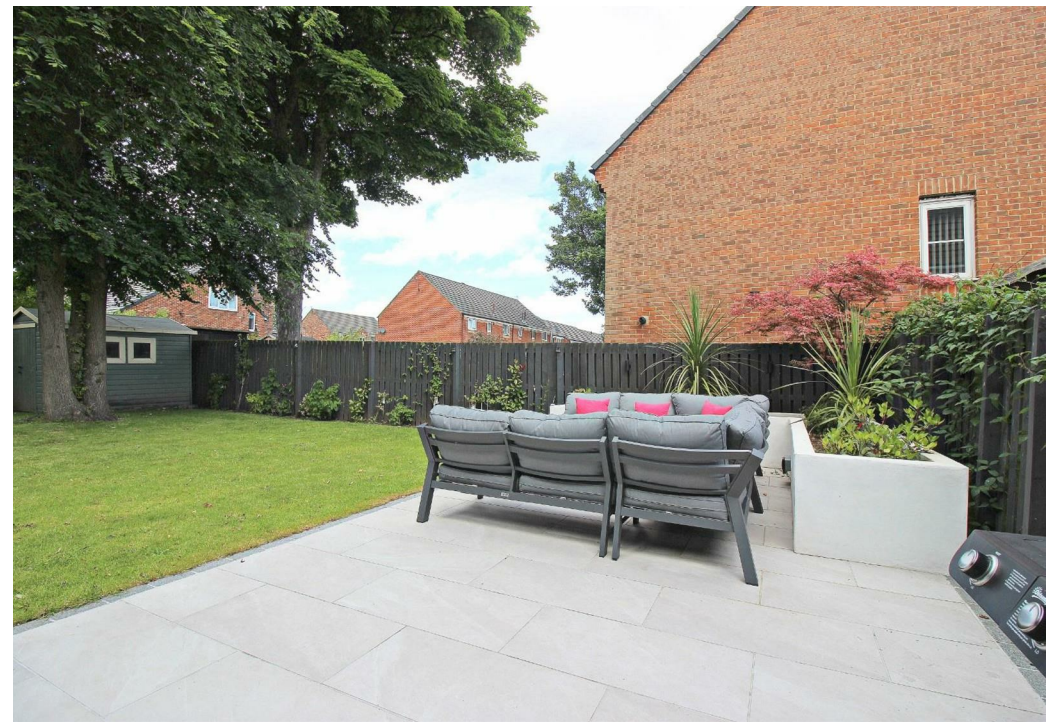
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		
(81-81) B		
(69-80) C	71	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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. 2024

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









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