



Picktree Lodge, Chester Le Street, DH3 4DQ
4 Bed - House - Detached
£370,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Picktree Lodge

Chester Le Street, DH3 4DQ

* EXTENDED * BEAUTIFULLY PRESENTED AND IMPROVED * FANTASTIC POSITION *
LARGE PRIVATE REAR GARDEN * GARDEN ROOM * DOUBLE DRIVEWAY AND GARAGE *
BALCONY FROM BEDROOM *

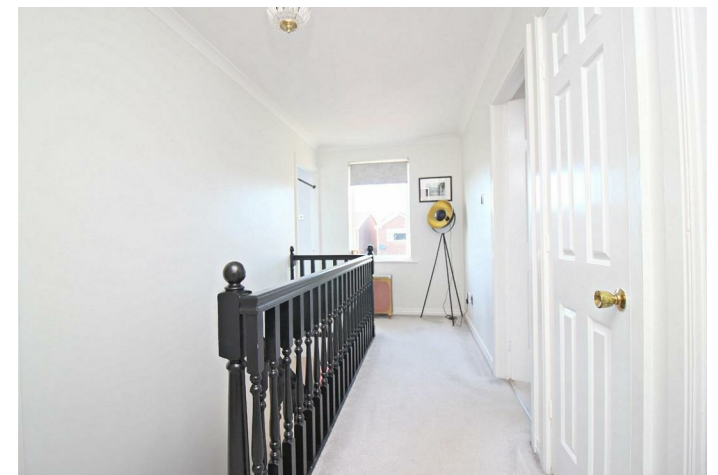
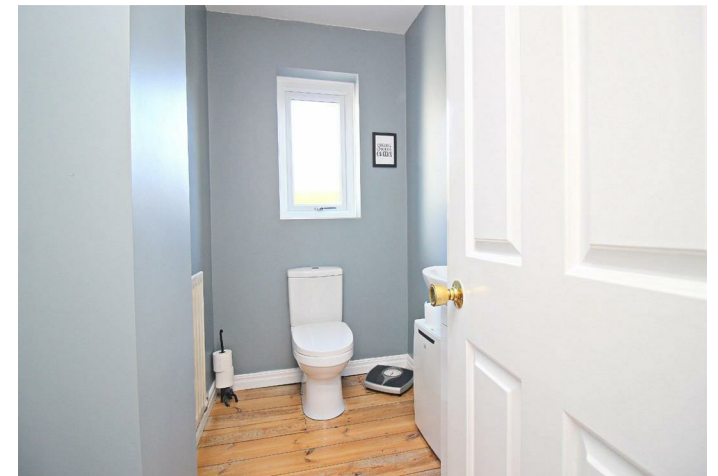
This extended and beautifully presented home occupies a fantastic position on a sought-after development and offers spacious, well-balanced accommodation ideal for family living. The property enjoys a large rear garden which is not directly overlooked, along with multiple reception areas including a stunning garden room.

The floorplan comprises a large entrance hallway, downstairs WC, comfortable lounge, separate dining room leading through to the garden room, and an attractive fitted kitchen with access to the integral garage. To the first floor there is a spacious landing, four good sized bedrooms, and a large family bathroom fitted with a modern suite including both bath and separate shower. One of the bedrooms also benefits from access to a balcony overlooking the rear garden.

Externally, there are gardens to both the front and rear, with the rear offering a good degree of privacy and excellent space for families or alfresco dining. A double driveway provides off-street parking and leads to the garage.

Picktree Lodge forms part of a highly regarded residential area of Chester le Street, particularly popular with families due to its attractive setting and convenient access to amenities. The town centre is within easy reach and offers a wide range of shops, supermarkets, cafés, restaurants and leisure facilities, along with a mainline railway station providing direct services to Durham, Newcastle and beyond.

The area is also well regarded for schooling, with a selection of primary and secondary schools nearby, and benefits from regular bus routes and everyday services. Excellent road links via the A1(M) make commuting straightforward across the region, while Riverside Park and nearby countryside walks provide attractive green space and outdoor options close to home, further enhancing the appeal.













GROUND FLOOR

Hallway

26'1" x 6'4" (7.96 x 1.95)

Living Room

15'5" x 12'2" (4.7 x 3.73)

Dining Area

12'2" x 10'4" (3.73 x 3.16)

Garden Room

12'2" x 7'11" (3.73 x 2.43)

Downstairs WC

7'1" x 4'3" (2.17 x 1.32)

Kitchen

11'4" x 10'9" (3.46 x 3.28)

Garage

23'9" x 9'3" (7.25 x 2.83)

FIRST FLOOR

Landing

20'5" x 6'4" (6.23 x 1.95)

Bedroom One

15'4" x 12'0" (4.68 x 3.67)

Bedroom Two

12'2" x 11'8" (3.73 x 3.58)

Bedroom Three

15'4" x 9'9" (4.68 x 2.98)

Bedroom Four

10'2" x 6'4" (3.10 x 1.94)

Bathroom

9'3" x 6'7" (2.84 x 2.03)

AGENT'S NOTES

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

Tenure: Leasehold - 999 years from 1 October 1977, 951 years remaining

EPC - E

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. The property has a balcony and these should always be checked before using.

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

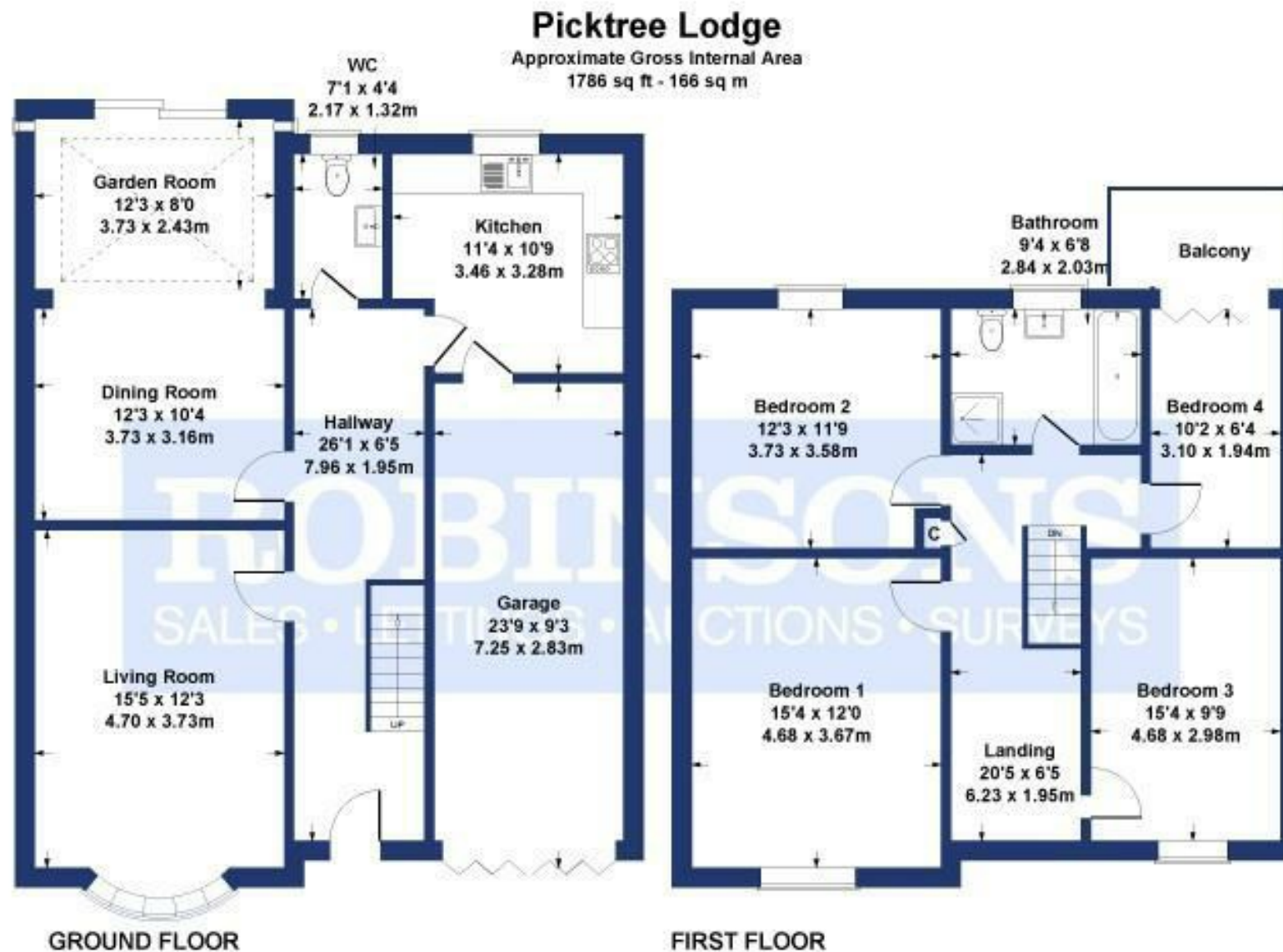
Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – extended

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(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. 2025

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@robinsonscsls.co.uk
www.robinsonsestateagents.co.uk

