



Picktree Lodge, Picktree Lodge, DH3 4DJ  
3 Bed - Bungalow - Detached  
£300,000

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# Picktree Lodge

## Picktree Lodge, DH3 4DJ

\* NO CHAIN \* FANTASTIC LOCATION ON HIGHLY SOUGHT-AFTER DEVELOPMENT \*  
RARELY AVAILABLE \* PRIVATE REAR GARDEN \* VERY LARGE ROOMS \*

This exceptional three bedroom detached bungalow is offered with no onward chain and occupies a prime spot on traditionally one of Chester-le-Street's most desirable estates. Properties here rarely come to market, and with its generous room sizes, private rear garden and excellent layout, this one is sure to attract strong interest.

Inside, the home begins with an entrance lobby and built-in storage, leading into a large, welcoming lounge that opens seamlessly into a spacious dining area—ideal for both everyday living and entertaining.

The kitchen is well-equipped with fitted units and good worktop space, with a door giving direct access to the integral garage, adding extra storage and practicality. Off the inner hallway are three bedrooms, two with useful storage, and a family bathroom with a separate shower cubicle.

Externally, there's a garden and driveway to the front, along with the garage, while the rear garden is a key feature—generously sized and not directly overlooked, offering a good degree of privacy.

Situated within an executive development, this highly desirable location offers the perfect balance of tranquillity and convenience. Chester-le-Street town centre is just a short distance away, offering a range of shops, supermarkets, and restaurants, as well as excellent transport links via the A1(M) and mainline rail services, making commuting to Durham, Newcastle, and beyond effortless. The area is well-served by reputable schools, medical facilities, and leisure amenities. For those who enjoy the outdoors, Riverside Park and Waldrige Fell provide scenic walking and cycling routes.











**Hallway**

**Lounge**

**Dining Area**

**Kitchen**

**Bathroom**

**Bedroom 1**

**Bedroom**

**Bedroom**

**EXTERNAL**

**Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 20 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

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

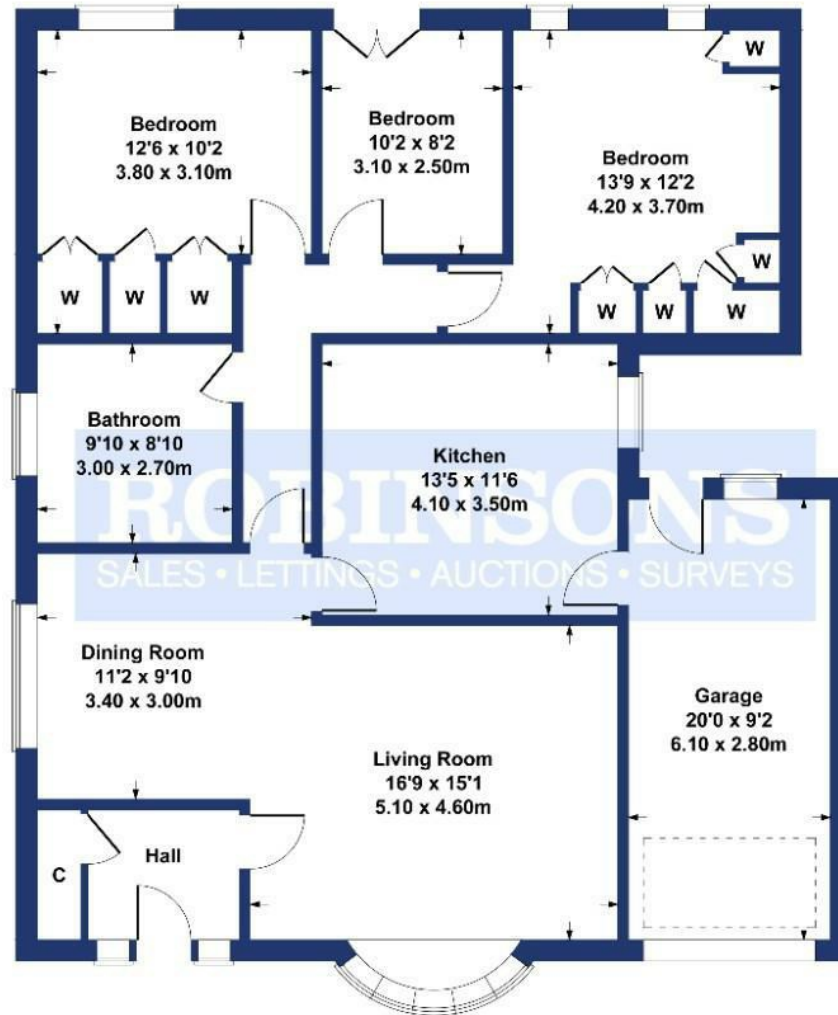
Energy Rating: D

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.



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Approximate Gross Internal Area  
1399 sq ft - 130 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.

Produced by Potterplans Ltd. 2025

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 65                      | 78        |
|                                             | 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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