



Picktree Lodge, Chester le Street, DH3 4DJ  
3 Bed - Bungalow - Detached  
£310,000

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SALES • LETTINGS • AUCTIONS • SURVEYS

# Picktree Lodge

## Chester le Street, DH3 4DJ

\* NO CHAIN \* RARELY AVAILABLE DETACHED BUNGALOW \* SOUGHT AFTER DEVELOPMENT \* PRIVATE TREE LINED BACKDROP \* THREE BEDROOMS \* AMPLE PARKING \* OPEN PLAN LIVING SPACE \*

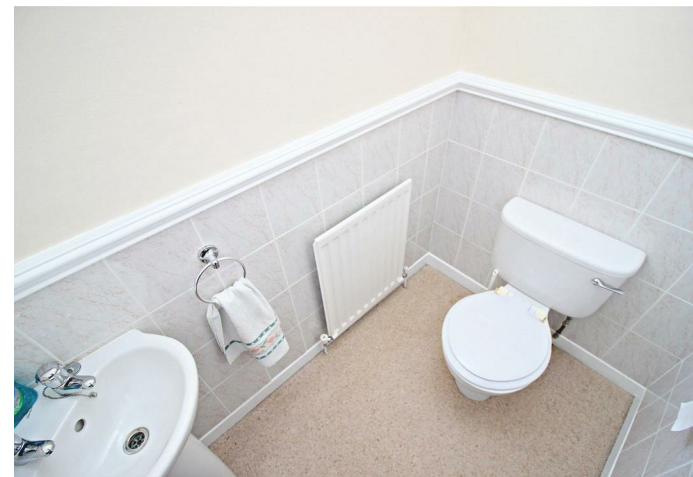
This well-maintained detached bungalow occupies a pleasant cul de sac position within a sought-after residential development and benefits from a private tree lined backdrop to the rear. Offering spacious and well-balanced accommodation, the property should appeal to a wide range of buyers seeking single level living in a desirable location.

The floorplan comprises an entrance hallway with access to a WC and the main living space. The lounge opens through to a dining area, creating a spacious yet defined layout ideal for everyday living. The kitchen is accessed from the lounge and offers space for a breakfast table, with Bosch appliances available to purchase. An internal door leads to the integral garage, which incorporates a utility area and provides access to the rear garden.

To the rear of the property there are three bedrooms, two of which are good sized doubles with fitted wardrobes, while the third bedroom is centrally positioned and currently used as a snug, with sliding patio doors opening onto the garden. A four-piece family bathroom serves all bedrooms.

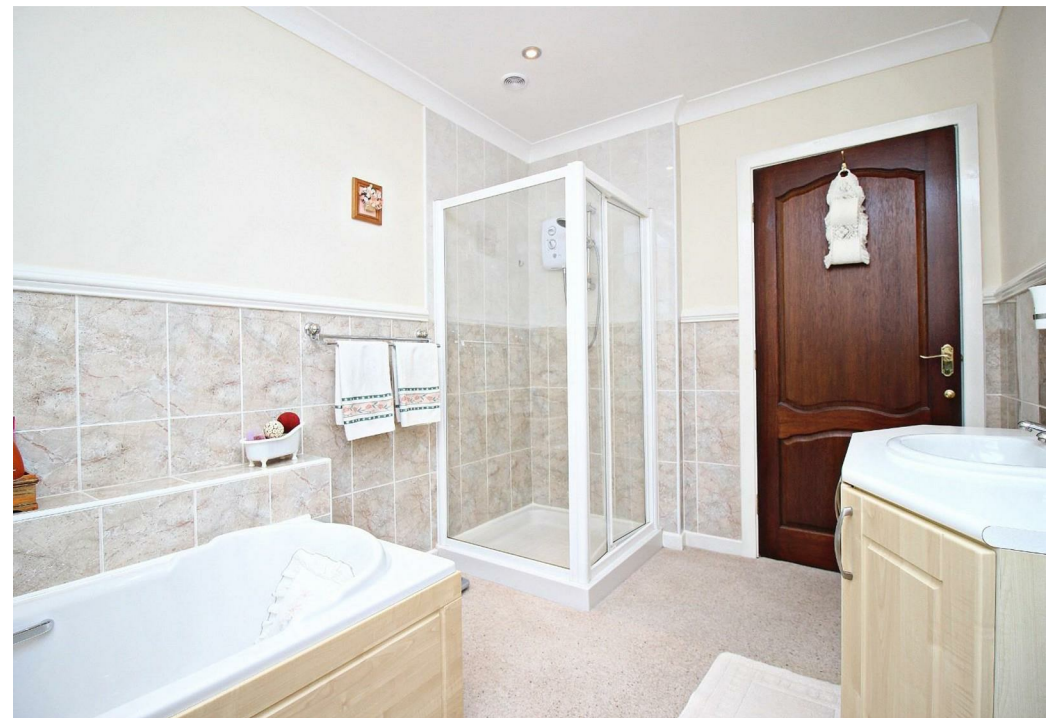
Externally, there is a lawned garden to the front with pathway to the entrance, while a side driveway leads to a car port and garage providing ample parking. To the rear there is an enclosed garden, mainly laid to lawn with planted borders, enjoying a good degree of privacy.

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, and medical facilities.











#### Entrance Hall

#### W C

#### Living Area

17'0" x 14'0" (5.20 x 4.27)

#### Dining Area

11'5" x 10'6" (3.48 x 3.22)

#### Kitchen

12'9" x 10'4" (3.90 x 3.17)

#### Inner Hallway

#### Bathroom

11'7" x 7'9" (3.54 x 2.37)

#### Bedroom One

14'0" x 12'9" (4.28 x 3.90)

#### Bedroom Two

13'4" x 11'7" (4.07 x 3.54)

#### Bedroom Three

10'2" x 9'1" (3.11 x 2.78)

#### Garage

18'0" x 8'6" (5.51 x 2.60)

#### AGENT'S NOTES

Council Tax: Durham County Council, Band D

Tenure: Freehold

EPC Rating

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.

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

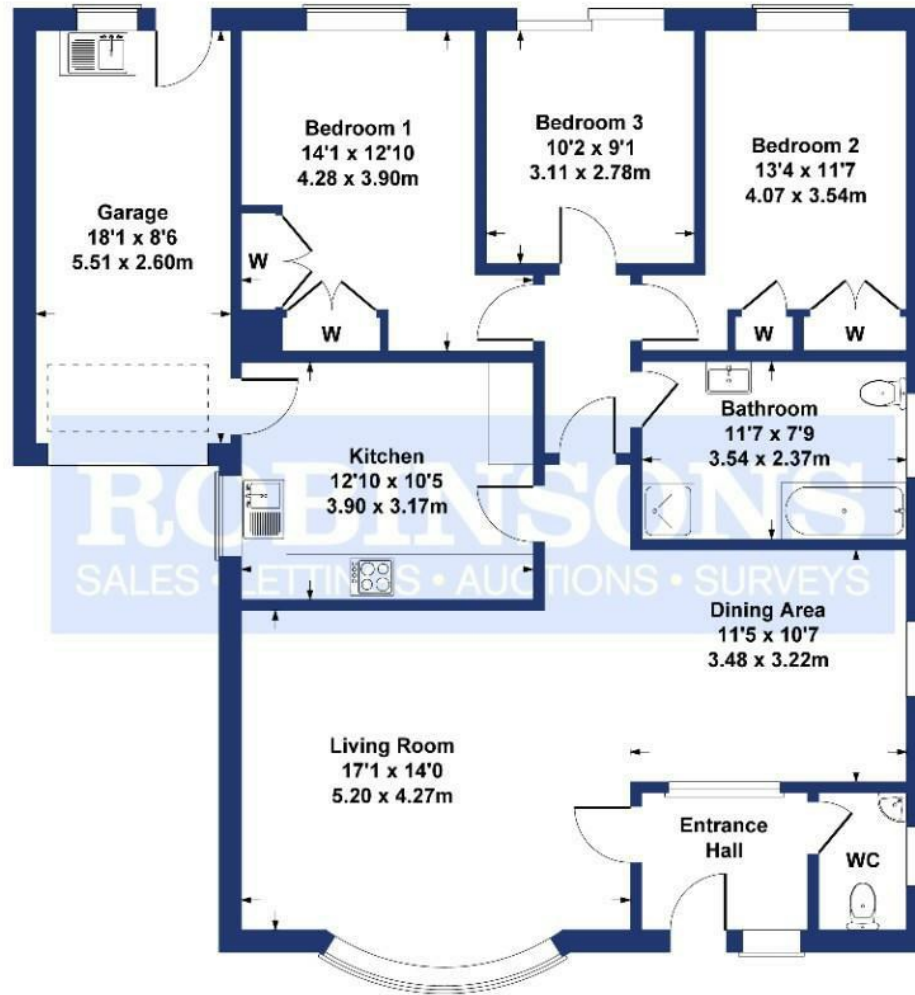
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from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



# Picktree Lodge

Approximate Gross Internal Area  
1324 sq ft - 123 sq m  
(Including Garage)



## GROUND 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
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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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