



Aberwick Drive, Waldrige Park Development, DH2 3TG
4 Bed - House - Detached
£325,000

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Aberwick Drive

Waldrige Park Development, DH2 3TG

* SPACIOUS DETACHED FAMILY HOME * SOUGHT AFTER DEVELOPMENT * CUL DE SAC POSITION * TWO RECEPTION ROOMS * LOG BURNING FIRE * EN SUITE TO MASTER * DRIVEWAY AND GARAGE * PRIVATE GARDEN *

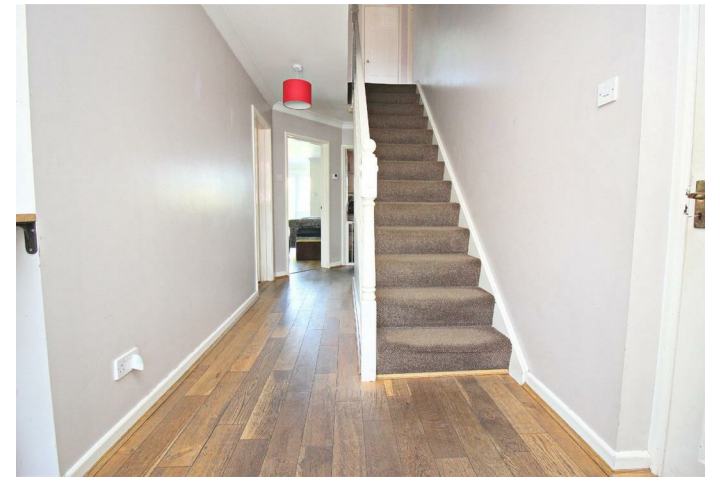
Occupying a pleasant cul de sac position within a traditionally sought-after development, this spacious detached family home offers versatile accommodation with excellent room sizes throughout. The property benefits from a flexible layout with two reception rooms, a private rear garden and ample off-street parking, making it ideal for modern family living.

The floorplan comprises an entrance porch, a welcoming entrance hallway, separate dining room which could also be utilised as a study or additional reception room, and a lovely living room featuring a log burning fire and recently installed flooring creating an inviting focal point. There is also a large fitted kitchen, useful utility room and downstairs WC completing the ground floor accommodation.

To the first floor there are four good sized bedrooms, with the main bedroom benefitting from en suite facilities, together with a family bathroom.

Externally, the property enjoys a large driveway to the front providing ample off-street parking and access to the garage. To the rear there is an enclosed garden offering a good degree of privacy together with a patio area, creating an excellent space for outdoor dining, entertaining or family use.

Aberwick Drive forms part of a highly regarded area of Chester le Street, popular with families due to its convenient access to local amenities and schools. Chester le Street town centre offers a wide range of shops, supermarkets, cafés and leisure facilities, while the A1(M) and Chester le Street railway station provide excellent commuting links to Durham, Newcastle and surrounding areas. Riverside Park and nearby countryside walks are also within easy reach, further enhancing the appeal of this desirable location.











GROUND FLOOR

Porch

Hallway

Dining Room / Office

12'4" x 8'7" (3.78 x 2.64)

Living Room

16'4" x 16'4" (5 x 4.98)

Downstairs WC

Utility Room

8'3" x 4'1" (2.53 x 1.27)

Kitchen

12'5" x 11'5" (3.8 x 3.5)

Garage

18'9" x 8'3" (5.73 x 2.53)

FIRST FLOOR

Landing

Bedroom 1

12'6" x 9'10" (3.82 x 3)

En-Suite

6'6" x 4'1" (2 x 1.27)

Bedroom 2

9'11" x 8'9" (3.03 x 2.69)

Bedroom 3

8'5" x 8'5" (2.58 x 2.57)

Bedroom 4

10'8" x 8'6" (3.26 x 2.6)

Bathroom

7'4" x 7'2" (2.25 x 2.19)

AGENT'S NOTES

Council Tax: Durham County Council, Band E

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 – N/A

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

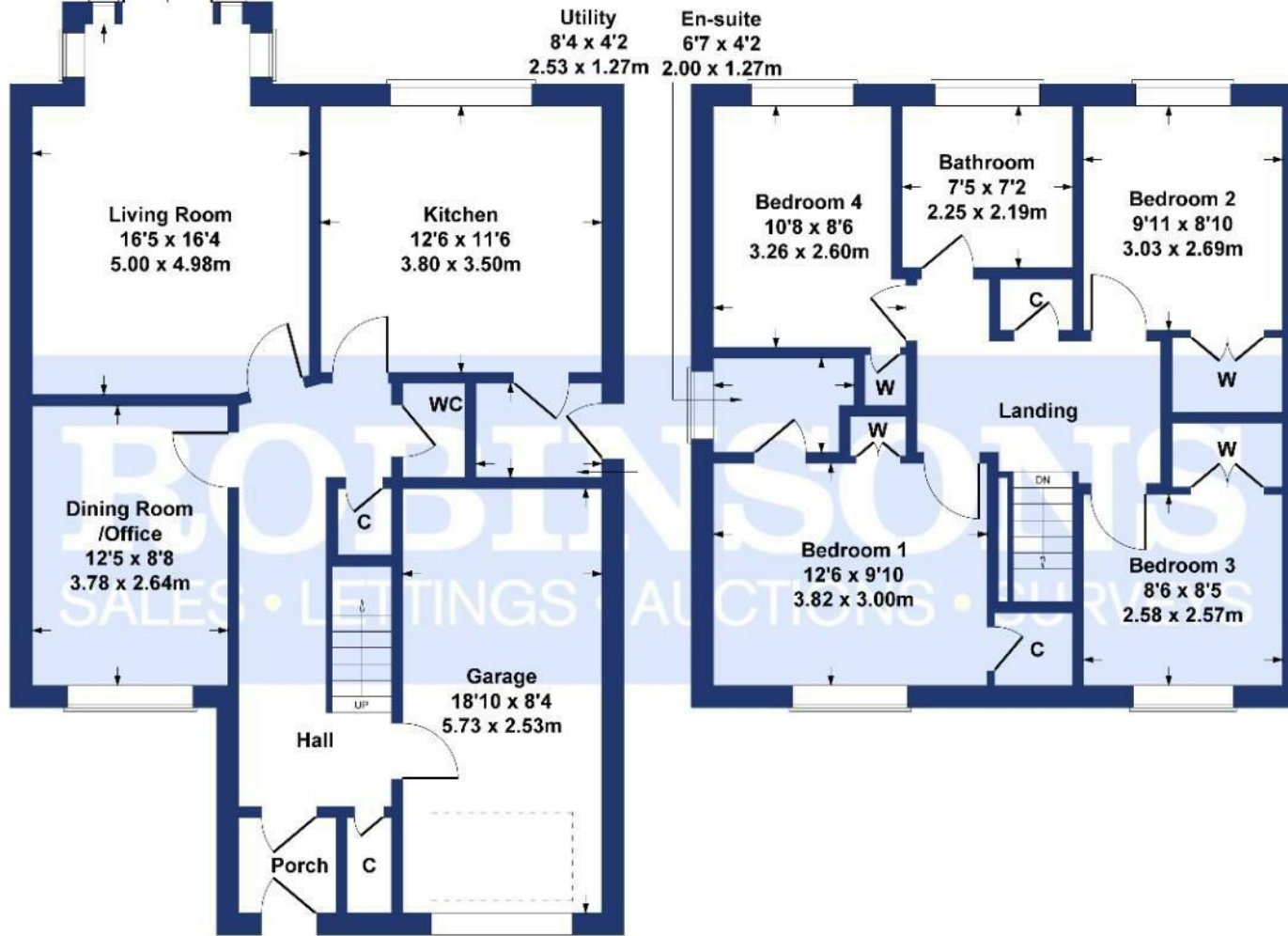
Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – none known

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.

Aberwick Drive

Approximate Gross Internal Area
1485 sq ft - 138 sq m



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		
	69	80
	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. 2026

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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