



Hermitage Park, Chester Le Street, DH3 3JZ
3 Bed - House - Semi-Detached
£337,500

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Hermitage Park

Chester Le Street, DH3 3JZ

* DECEPTIVELY SPACIOUS - OVER 2,200 SQ FT * EXTENSIVELY EXTENDED * HIGH QUALITY THROUGHOUT * FABULOUS KITCHEN WITH CENTRE ISLAND * THREE RECEPTION ROOMS * LUXURY BATHROOM * MASTER WITH EN SUITE * SOUGHT AFTER LOCATION *

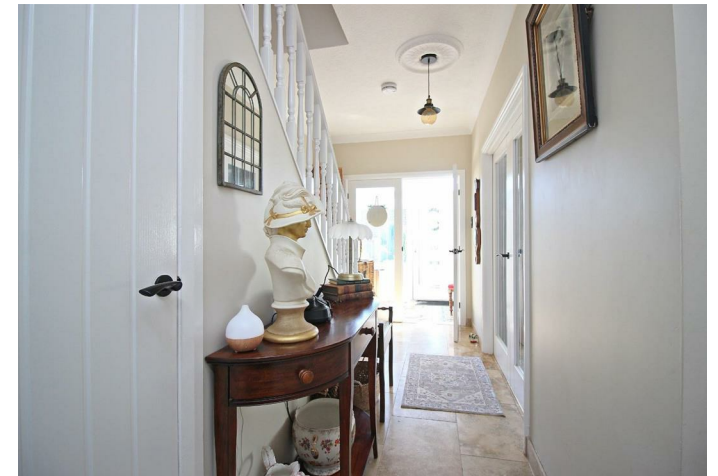
This exceptional and substantially extended home offers over 2,200sq ft of high quality accommodation, having been thoughtfully extended to the rear and into the loft to create a spacious and versatile property finished to an excellent standard throughout. The home provides an impressive amount of living space, ideal for modern family living, with a superb balance of reception areas and standout features.

The floorplan comprises an entrance porch, welcoming hallway, pleasant front lounge, and a stunning kitchen fitted with a centre island forming the heart of the home. To the rear is an exceptional sized family room along with a further garden room, creating fantastic entertaining space with excellent natural light. There is also a useful utility room and a downstairs shower room/WC.

To the first floor there are two large bedrooms, a study or nursery, and a beautifully appointed family bathroom featuring a freestanding bath and separate shower. From the study, stairs lead to a spacious loft bedroom with en suite facilities, enjoying elevated views.

Externally, the property benefits from gardens to the front and a private rear garden ideal for relaxing or entertaining. There is also a part converted garage used for storage and a large log store for the fires, further adding to the practicality of this impressive home.

Hermitage Park is a highly regarded area of Chester le Street, popular for its convenient access to the town centre, local schools and everyday amenities. The area benefits from excellent transport links via the A1(M) and Chester le Street railway station, providing easy access to Durham, Newcastle and beyond. Riverside Park and nearby countryside walks further enhance the appeal, making this a particularly desirable location.













Lounge

15'1" x 12'1" (4.6 x 3.7)

Kitchen

22'3" x 13'9" (6.8 x 4.2)

Garden Room

14'7" x 10'9" (4.45 x 3.3)

Family Room

23'3" x 14'5" (7.1 x 4.4)

Utility Room

7'6" x 7'2" (2.3 x 2.2)

Shower Room / WC

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

Garage / Store

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

Bedroom

15'8" x 13'9" (4.8 x 4.2)

Bedroom

13'9" x 13'1" (4.2 x 4)

Nursey / Study

8'10" x 8'2" (2.7 x 2.5)

Bathroom

8'2" x 8'2" (2.5 x 2.5)

Bedroom

17'8" x 12'5" (5.4 x 3.8)

En-Suite

8'10" x 5'2" (2.7 x 1.6)

Agent's Notes

Council Tax: Durham County Council, Band C - Approx. £2,331 p.a

Tenure: Freehold

EPC TBC

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, check with seller

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. Check with seller.

Accessibility/Adaptations – extension and loft conversion, vendor has confirmed verbally they have all legal requirements

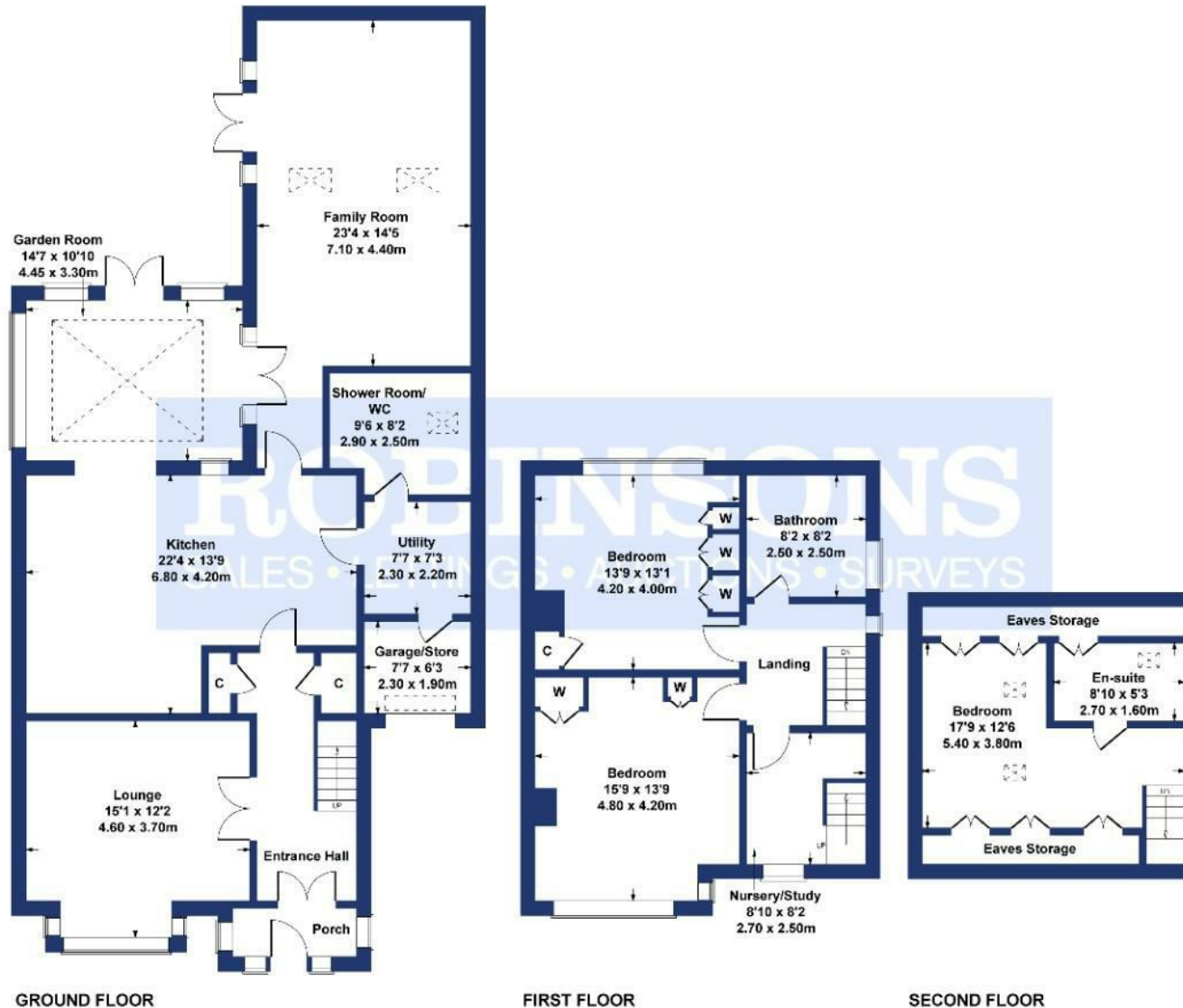




Hermitage Park

Approximate Gross Internal Area
2282 sq ft - 212 sq
(Excluding Eaves Storage)

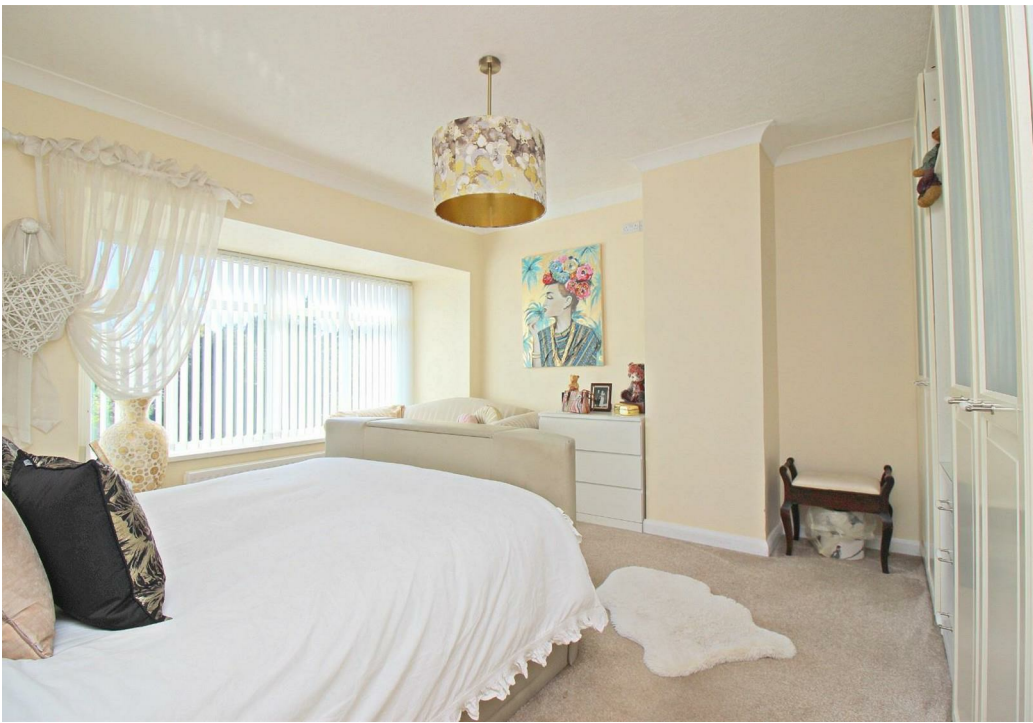
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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. 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









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