





Lamorbey Walk, DH3 2DL

3 Bed - House - Detached

£290,000

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

* SHOW HOME STANDARD * BEAUTIFULLY PRESENTED * HIGH QUALITY FIXTURES AND FITTINGS * LARGE LOUNGE WITH BI-FOLD DOORS * EXCELLENT DINING KITCHEN * EN SUITE TO MAIN BEDROOM * DRIVEWAY AND GARAGE * ATTRACTIVE FRONT OUTLOOK *

Beautifully presented to an exceptional show home standard is this impressive three bedroom home, occupying a pleasant plot within a popular modern development. Finished with high quality fixtures and fittings throughout, the property combines stylish presentation with spacious and practical accommodation, making it an excellent choice for a variety of buyers.

The floorplan includes a superb dining kitchen providing an excellent space for everyday family life and entertaining, together with a particularly large and inviting lounge featuring bi-fold doors opening directly onto the rear garden. Completing the ground floor is a useful utility room and downstairs WC.

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

Externally, the property enjoys a pleasant position and outlook to the front, together with a driveway providing off-street parking and access to the garage. To the rear is a well-sized enclosed garden, providing an excellent outdoor space for relaxing, entertaining and family use.

Lamorbey Walk is conveniently positioned within Chester-le-Street, providing easy access to a wide range of shops, supermarkets, schools and leisure facilities. The town's railway station provides connections to Durham and Newcastle, while excellent road links, including the nearby A1(M), make the location particularly convenient for commuters travelling throughout the North East. Riverside Park, surrounding countryside and a variety of walking routes provide plenty of opportunities to enjoy the outdoors, further adding to the appeal of this attractive modern development.

Entrance

Kitchen

Lounge

Utility Room

W.C

FIRST FLOOR

Bedroom

ENSUITE

BEDROOM

BEDROOM

BATHROOM

EXTERNAL

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AGENT'S NOTES

Council Tax: Durham County Council, Band D
Tenure: Freehold
EPC B
Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided 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 – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No
Probate – Not applicable
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.











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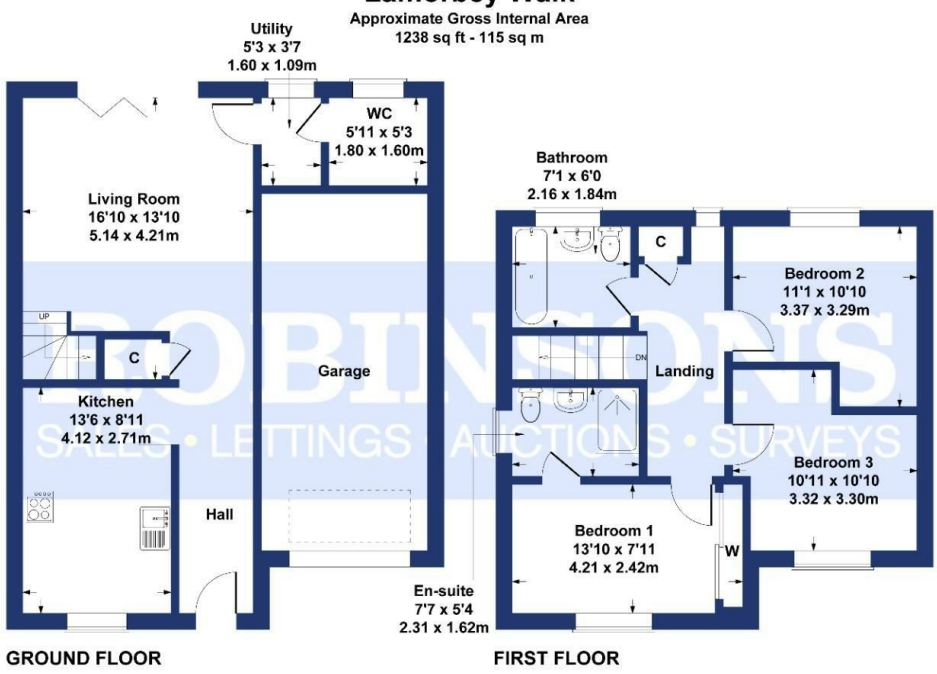
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lamorbey Walk

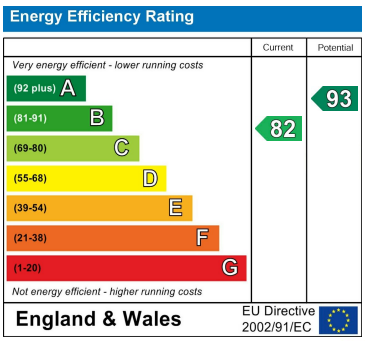
Approximate Gross Internal Area
1238 sq ft - 115 sq m



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. 2026



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