



"The Chestnuts", South Hetton DH6 2TB

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EXCLUSIVE



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DISTINCTIVE RESIDENCE WITH LAND IDEAL FOR DEVELOPMENT & COUNTRYSIDE VIEWS ... Hunters are delighted to present to the market this exclusive and rarely available five bedroom detached property set within its own grounds in a highly sought-after address enjoying a delightful setting with generous gardens that could be developed, subject to necessary regulatory approval. The property has been subject to recent upgrades including a complete redecoration with superior carpeting, a sumptuous new family bathroom and a stunning kitchen. The residence offers spacious and versatile accommodation including an impressive open plan lounge through dining room with a feature log burner and two double bedrooms to the ground floor accompanied with three additional bedrooms to the first floor, including an en-suite facility and an abundance of accessible space for further rooms if required, making this an ideal family home for those seeking space, privacy and a truly unique position. Early viewing is strongly recommended to appreciate the location, land and the accommodation on offer. "No Chain"





Entrance Porch

The sizable entrance porch is an ideal attribute for families incorporating double glazed external door, convenient tiled flooring and a further door opening into the main hallway.

Hallway

A welcoming entrance hallway providing access to the main ground floor accommodation, finished with a carpeted floor and feature wood-panelled walls creating a warm first impression.

Lounge

21'9" x 14'6"

A spacious and impressive lounge offering an excellent amount of open living space, enhanced by large windows which allow plenty of natural light and enjoy pleasant open views over the rear gardens towards the adjoining countryside. The room features a striking central fireplace with brick surround and inset multi-fuel/log burner, set against a characterful wood-panelled feature wall with mantel and display area. Finished with luxurious carpeting which flows into the open plan dining room, decorative ceiling roses, stylish chandelier lighting and an eye catching newel posted stairwell to the first floor.

Dining Room

11'9" x 10'10"

Nestled from the lounge with a modernistic open plan aspect, this further reception

room provides an open aspect with windows overlooking the scenic gardens and countryside, an external door which offers access onto a rear paved patio and a further door which grants access into the kitchen breakfast room.

Kitchen Breakfast Room

16'9" x 11'6"

The superb, contemporary fitted kitchen installed in January 2025 offers an abundance of workspace and storage, finished with stylish sage-green wall and base units, wood-effect work surfaces and a crisp white metro-tiled splashback. The kitchen is well equipped with a built-in double oven and microwave, an induction hob with an elevated stainless steel extractor hood, a separate integral fridge and freezer and a double stainless steel sink set within a practical peninsula/breakfast bar – ideal for everyday dining and entertaining. The room is completed with modern flooring, a feature wood-panelled ceiling, and provides access through to the adjoining dining space via glazed partition doors, along with a rear access point via the utility room for added convenience.

Utility Room

11'5" x 6'10" into recess

A useful utility room fitted with modern high-gloss wall and base units providing additional storage and concealing the gas boiler which is still within the manufacturers warranty period, complemented by work surfaces and a stainless steel sink with drainer and mixer tap. There is space and plumbing for a washing



machine, with tiled walls and modern flooring for easy maintenance. The room is bright and practical with spot lighting, a window with vertical blinds, and a glazed external door providing convenient access to the rear garden together with easy access to the larger than average double garage and a useful storage/pantry cupboard.

Family Bathroom

11'3" x 8'8"

An inspirational, recently installed family bathroom finished to an excellent standard, featuring a contemporary four-piece suite with a freestanding bath and stylish shower tap faucets, a modern vanity unit with inset wash hand basin and storage, and a low-level w/c. The room also benefits from a spacious walk-in shower enclosure with glazed screen and chrome fittings complete with elevated dual shower faucets. Finished with sleek tiled flooring and fully tiled walls including a striking feature mirror inset, complemented by recessed ceiling spotlights and frosted windows providing natural light and privacy.

Master Bedroom

15'8" x 11'10"

A generous master bedroom offering a bright and comfortable space, finished with new carpeted flooring and neutral décor. The room benefits from two large windows providing dual aspect views with plenty of natural light together with with a radiator and ceiling light point. With ample space for a double bed and additional bedroom furniture, this is an ideal principal bedroom.



Second Bedroom

15'10" x 11'6"

A well-proportioned second bedroom, ideal as a double room or spacious guest bedroom, finished with neutral décor and new carpeted flooring. The room benefits from two windows providing a dual aspect, similar to the master bedroom, an abundance of natural light, a radiator and a splendid walk into storage cupboard providing excellent storage or even an opportunity to create an en-suite facility.

First Floor Landing

A spacious first floor landing providing access to three further bedrooms, finished with new carpeted flooring and neutral décor. The landing features a traditional spindle balustrade with timber handrail overlooking the staircase, along with ceiling lighting, access into a variable storage area and easy access into the roof void, ideal for future adaptable living space should the need arise, creating a bright and practical space to the first floor.

Third Bedroom

15'7" x 11'8"

A splendid third bedroom, ideal as a guest room, home office or nursery, featuring neutral décor and a carpeted floor. The room benefits from a Velux-style roof window providing natural light, along with a fitted wall-mounted heater and space for a range of furniture.



Fourth Bedroom

11'11" x 8'9"

A versatile fourth bedroom, ideal as a home office or nursery, featuring a carpeted floor and neutral décor. The room benefits from an adjoining en-suite facility, a Velux-style roof window which provides excellent natural light, along with useful under-eaves storage, making great use of the space.

En-Suite

11'2" x 7'10"

The unusually larger than average en-suite shower room comprises of a shower enclosure with a glazed screen and further changing area, a low-level w/c and wash hand basin set within a vanity unit with useful storage and worktop space. The room is finished with easy-maintenance flooring, a wall-mounted mirror/light fitting, and benefits from a Velux style window providing natural light into the floor area.

Fifth Bedroom

10'11" x 7'9"

A further bedroom, ideal as a single room, dressing room or home office, finished with neutral décor and a carpeted floor. The room benefits from a Velux-style roof window providing natural light, along with a fitted wall-mounted heater and useful under-eaves storage access.

Double Garage

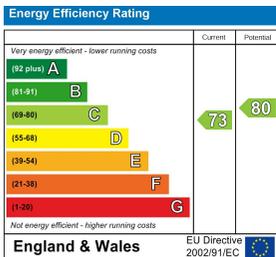
20'8" x 19'3"

This sought after larger than average double garage is an incredible attribute to the residence providing various electrical points, lighting and easy access directly into the home. Ideal for clients with a flair for Diy, car maintenance or simply used as a secure vehicle standage, this larger than average space will not fail to impress.

Outside Space

The property enjoys an exceptional outdoor space with generous, well-established gardens offering a lovely degree of privacy and attractive open aspects over the surrounding countryside. Predominantly laid to lawn, the grounds are complemented by mature trees, shrubs and landscaped borders, with a variety of seating areas and pathways ideal for relaxing or entertaining. There is also a useful secure outbuilding, previously utilized as a kennel facility with an electric supply and plenty of space for keen gardeners, with areas suitable for growing/vegetable plots, while the elevated position makes the most of the far-reaching views. The situation of the extensive side gardens adjoining the residence will certainly be of interest to clients who may wish to build an additional residence within the grounds, subject to necessary regulatory approval.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Peterlee -
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