

EMMATT



RUNDLE

ESTATE AGENTS

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**54 FENTON CLOSE, WALDRIDGE PARK, C-L-S
DH2 3JD**

2 Bed Detached Bungalow * Superbly Appointed * West Facing Garden

£225,000

DESCRIPTION

A two bedroom detached bungalow which has been redesigned to provide high quality accommodation with a far superior flow than the original design. There are a number of attractive features including a large entrance hall leading to lounge, two double bedrooms, superbly appointed kitchen with a range of integrated appliances, dining room with French doors leading to spacious west facing garden, bathroom with full suite in white, together with large utility room and separate storage room. There is the advantage of gas central heating via combi boiler and UPVC double glazing.

TENURE - Freehold

DIRECTIONS

From the south end of Front Street take the fourth exit at the roundabout, take the first exit at the next roundabout onto West Lane, continue under the railway bridge and over the two mini roundabouts onto Waldrige Road, turn left at the roundabout then immediately left onto Fenton Close, the bungalow is on the right after the bend.

LARGE ENTRANCE HALL

Composite door, laminate flooring, radiator



LOUNGE

15' (4.57m) x 9'10" (3m)
Vertical blinds, radiator

KITCHEN/DINING ROOM

19'9" (6.02m) x 10'8" (3.25m)

A full range of wall & base units, co-ordinating worktops, 1½ bowl stainless steel sink unit, mixer tap, integrated double oven & induction hob, cooker hood, integrated dishwasher & fridge freezer, tile laminate flooring, tiled splashbacks, downlighters, roller blind.

To dining room: French doors to garden, wood laminate flooring, vertical blinds, radiator



BEDROOM 1

11'4" (3.45m) x 9'9" (2.97m)

Full wall fitted wardrobes, matching bedside tables & headboard, vertical blinds, radiator



BEDROOM 2

12'4" (3.76m) x 9' (2.74m)

Vertical blinds, radiator

BATHROOM

Suite in white, combi shower over bath, shower screen, WC, hand basin, fully tiled walls, tile laminate flooring, radiator



UTILITY ROOM

16'8" (5.08m) x 7'7" (2.31m)

A range of wall & base units, plumbed for washer, radiator, UPVC door leading to rear garden

LARGE STORAGE ROOM

12'8" (3.86m) x 7'7" (2.31m)

EXTERNAL

PARKING

Long driveway to front providing ample parking



GARDENS

Lawned front garden, well-stocked with plants & shrubs. Enclosed rear garden enjoying a sunny westerly aspect with lawn, large patio & gated side access.

GENERAL

Carpets & blinds included. EPC rating C

VIEWING

By appointment through Emmatt Rundle



54 Fenton Close

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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