

EMMATT



RUNDLE

ESTATE AGENTS

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**2 BROADVIEWS, GREAT LUMLEY, CHESTER-LE-ST.
DH3 4HL**

4 Bed Semi * Views Over Open Countryside * Master Bed with En-Suite

£225,000

DESCRIPTION

A rare opportunity to purchase this four bedroom semi-detached house on a superb site with views over open countryside, situated at the periphery of this sought-after village. The property has been altered, extended and improved to provide large family-sized accommodation and has a number of attractive features including spacious lounge with multi-fuel burning stove, through dining room with French doors to garden, kitchen with Rangemaster oven, master bedroom with en-suite shower room, well-appointed family bathroom, two further double bedrooms to first floor, and staircase to large second floor bedroom and storage room. There is a long block paved driveway to front providing ample off-road parking together with a large attached garage leading to study/day room to rear. The property benefits from gas central heating via combi boiler and UPVC double glazing throughout.

TENURE - Freehold

DIRECTIONS

From the south end of Front Street take the first exit at the roundabout, at the next two roundabouts take the second exit straight over towards Great Lumley, continue on the B1284 and take the first right onto Back Lane, take the second left, bear to the left and the house is on the right-hand side.

GROUND FLOOR

ENTRANCE HALL

Composite door, spindle staircase, under stair cupboard, radiator

LOUNGE

13'9" (4.19m) x 13' (3.96m)

Multi fuel burning stove in feature brick fire niche & timber mantel, oak flooring, venetian blind, radiator



THROUGH DINING ROOM

9'5" (2.87m) x 8'6" (2.59m)

Oak flooring, French doors to garden, vertical blind, radiator

KITCHEN/DINING ROOM

11'4" (3.45m) x 8'10" (2.69m)

A range of wall & base units in oak finish, granite worksurfaces, Belfast sink with mixer tap, professional range with 5 gas burner hob and double oven, brick tiled splashbacks, radiator





STUDY/OFFICE

12'6" (3.81m) x 6'8" (2.03m)

Access through garage, wood laminate flooring, roller blind, UPVC door to rear

FIRST FLOOR

LARGE LANDING

Vertical blind, radiator

BEDROOM 1

17'4" (5.28m) x 11'2" (3.40m)

Vertical blinds, radiator



EN-SUITE

Suite in white, WC, pedestal hand basin, walk-in shower, chrome combi shower with rainfall fitting, ceramic tiled walls & floor, downlighters, extractor fan, roller blind, chrome towel radiator

BEDROOM 2

11'10" (3.61m) x 11'2" (3.40m)

Vertical blind, storage cupboard, radiator



BEDROOM 3

11'2" (3.40m) x 10'3" (3.12m)
Storage cupboard, vertical blind, radiator



BATHROOM

Suite in white, combi shower over spa bath, shower screen, gullwing hand basin in vanity unit, WC, ceramic tiled walls, mirrored bathroom cabinet, chrome towel radiator

SECOND FLOOR

BEDROOM 4

15'10" (4.83m) x 11'4" (3.45m)
Twin Velux windows, eaves storage, radiator



LARGE STORAGE ROOM

Boarded for storage

EXTERNAL

LARGE GARAGE

22'4" (6.81m) x 11'5" (3.48m)
Remote powered roller door, power & light

PARKING

Long block paved driveway providing parking for several vehicles

GARDENS

Large lawned garden to front. Rear garden with outside tap

GENERAL

Carpets & blinds included, EPC rating D

VIEWING

By appointment with Emmatt Rundle

MEASUREMENTS & SERVICES. Whilst every care is taken the measurements shown on these details are for guidance only. Owing to the method by which the measurements are taken their accuracy cannot be guaranteed. The services and appliances mentioned in these details have not been tested, therefore, no warranty is given. Interested purchasers should make their own enquiries with regards to the above.

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