

EMMATT



RUNDLE

ESTATE AGENTS

71 Front Street, Chester-le-Street, DH3 3BJ \* 0191 3889393 \* sales@emmatt-rundle.co.uk



**30 EMBLETON DRIVE, DENESIDE VIEW, C-L-S  
DH2 3JS**

3 Bed Link Detached \* Conservatory \* GF WC \* Garage & Driveway

**£220,000**

## DESCRIPTION

A three bedroom link detached house in this sought-after area providing easy access to shops, schools and local amenities. The property has been well maintained by the vendor and has many attractive features including additional ground floor WC, UPVC conservatory, kitchen with integrated oven & hob, utility room, attached garage, driveway, together with lawned gardens to front & rear. There is the benefit of gas central heating via combi boiler and UPVC double glazing throughout.

**TENURE** - Freehold

## DIRECTIONS

From the south end of Front Street take the fourth exit at the roundabout, turn left at the next roundabout onto West Lane, continue on this road over two mini roundabouts, pass the Whitehills pub then at the second roundabout take the first exit, take the second left onto Embleton Drive and the property is on the left-hand side.

## GROUND FLOOR

### ENTRANCE HALL

Composite door, radiator

### CLOAKROOM

WC, hand basin, radiator



### LOUNGE

13'11"(4.24m) x 13' (3.96m)

Feature fireplace & fire, vertical blinds, radiator

### THROUGH DINING ROOM

9'8" (2.95m) x 7'8" (2.34m)

Radiator, French doors to conservatory



### CONSERVATORY

12'6"(3.81m) x 7'10"(2.39m)

Laminate flooring, vertical blinds, panel radiator

### **KITCHEN**

9'6" (2.9m) x 8'1" (2.46m)

A range of wall & base units with co-ordinating worksurfaces, 1½ bowl sink unit in white, mixer tap, integrated gas hob & electric oven, cooker hood, larder cupboard, tiled splashbacks, vertical blind, radiator



### **UTILITY ROOM**

Wall & base units, stainless steel sink unit, plumbed for washer, radiator, UPVC door to rear

### **FIRST FLOOR**

#### **BEDROOM 1**

10'10" (3.30m) x 8'9" (2.67m)

Mirrored wardrobes, radiator



#### **BEDROOM 2**

8'11" (2.72m) x 8'10" (2.69m)

Full wall fitted wardrobes, radiator

### BEDROOM 3

7'3" (2.21m) x 7' (2.13m)

Radiator



### BATHROOM

Suite in white, WC, hand basin, mixer tap, bath with shower screen & chrome combi shower, vanity mirror, fully tiled, chrome towel radiator, extractor fan

### EXTERNAL

#### GARAGE

17'6" (5.33m) x 8'2" (2.49m)

Up & over door, power & light, loft storage

#### PARKING

Driveway to front

#### GARDENS

Lawned garden to front with almond blossom tree & outside tap. Well-stocked rear garden with lawn & large patio

#### GENERAL

Carpets & blinds included

#### VIEWING

By appointment with Emmatt Rundle



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. Copyright V360 Ltd 2022 | www.houseviz.com

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