

EMMATT



RUNDLE

ESTATE AGENTS

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**7 GILL CROFT, POPPYFIELDS, CHESTER-LE-STREET  
DH2 2XF**

3 Bed Semi-Detached \* Conservatory \* GF WC \* Garage & Driveway

**£225,000**

## DESCRIPTION

A three bedroom semi-detached house on a superb site with sunny southerly aspect to rear within this sought-after development. The property has a number of attractive features including spacious lounge through dining room, UPVC conservatory overlooking patio and well-stocked lawned garden enjoying the sunny aspect. There is the advantage of well-appointed kitchen, additional ground floor WC, master bedroom with en-suite shower room together with double block paved driveway leading to attached garage. The property benefits from 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, turn left at the next roundabout onto West Lane, continue on this road over two mini roundabouts & pass the Whitehills pub, at the second roundabout take the third exit onto Meadow Drive, take the third left onto Long Burn Drive then first right onto Gill Croft, the property is on the right-hand side.

## GROUND FLOOR

### ENTRANCE HALL

UPVC door, radiator

### LOUNGE

14'5" (4.39m) x 12'10" (3.91m)

Understair cupboard, venetian blind, radiator, arch to dining room with corbels



### THROUGH DINING ROOM

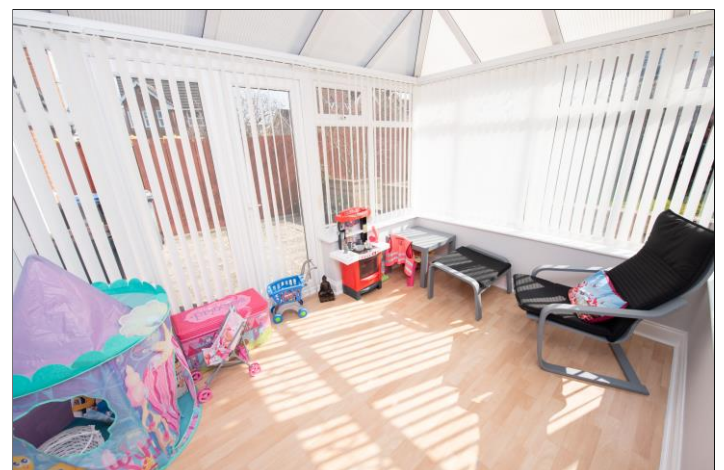
8'10" (2.69m) x 7'6" (2.29m)

Radiator, French doors to conservatory

### UPVC CONSERVATORY

11'5" (3.48m) x 8'8" (2.64m)

Laminate flooring, enjoying views to enclosed southerly facing garden, French doors to garden





## KITCHEN

'L' shaped with a range of wall & base units in high gloss white, co-ordinating worksurfaces & upstands, stainless steel sink unit, mixer tap, integrated oven & hob, stainless steel cooker hood, plumbed for washer, venetian blind, radiator, door to garage, UPVC door to garden

## CLOAKROOM

WC & hand basin in white, radiator

## FIRST FLOOR

## LANDING

Airing cupboard

## BEDROOM 1

10'10" (3.30m) x 9'9" (2.97m)

Dressing area with twin mirrored wardrobes, bay window, venetian blind, radiator



## EN-SUITE

Large shower cubicle, combi shower with rainfall fitting, floating hand basin & WC, large vanity mirror, part ceramic tiled, roller blind, radiator, extractor fan

## BEDROOM 2

9'5" (2.87m) x 7'10" (2.39m)

Fitted wardrobes, roller blind, radiator



### BEDROOM 3

9' (2.74m) x 6'5" (1.96m)

Fitted wardrobes, roller blind, radiator



### FAMILY BATHROOM

Full suite in white, bath with hand shower, WC & hand basin, part ceramic tiled, shaver point, roller blind, radiator

### EXTERNAL

#### GARAGE

16'4" (4.98m) x 8' (2.44m)

Up & over door

#### PARKING

Block paved double driveway & EV charging point to front

#### GARDENS

Well-stocked rear garden with lawn & large patio area enjoying southerly aspect

### GENERAL

Carpets and blinds included. EPC rating C



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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