

EMMATT



RUNDLE

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**28 HERMITAGE PARK, CHESTER-LE-STREET  
DH3 3JZ**

3 Bed Semi-Detached \* West Facing Garden \* Garage & Driveway

**£255,000**



## DESCRIPTION

A traditionally built three bedroom semi-detached house which is well-situated in this sought-after area, providing easy access to the town centre, local amenities and transport links. The property is well-presented throughout providing generously proportioned family sized living accommodation with a host of attractive features including large living room with bay window and large kitchen through dining room with French doors leading to garden. The master bedroom benefits from a large bay window with panoramic views in the distance, there is a long block paved driveway leading to large garage, together with well-stocked front garden and enclosed rear garden enjoying a sunny westerly aspect.

## TENURE

Freehold

## DIRECTIONS

From the south end of Front Street continue over the roundabout heading towards Durham, take the sixth right turn onto Hermitage Park, the property is on the right-hand side just after the bend.

## GROUND FLOOR

### ENTRANCE HALL

UPVC door, laminate flooring, radiator

### CLOAKROOM

WC, hand basin, extractor fan



### LOUNGE

14'3" (4.34m) x 13'10" (4.22m)

Feature fireplace with gas living flame fire, large bay window, venetian blind, radiator

### KITCHEN/DINING ROOM

22'3" (6.78m) x 14'6" (4.42m)

A range of wall & base units, co-ordinating worksurfaces, integrated five burner gas hob & electric oven, cooker hood, stainless steel sink unit, mixer tap, feature fire in dining room, French doors leading to garden, radiator



## FIRST FLOOR

### **BEDROOM 1**

16' (4.88m) to window x 13'10" (4.22m)  
Large bay window, fitted wardrobe, radiator

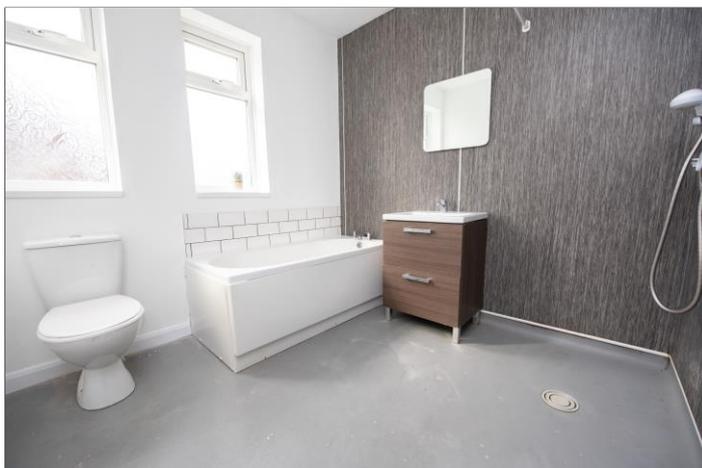


### **BEDROOM 2**

13'9" (4.19m) x 12'11" (3.94m)  
Fitted cupboard, radiator

### **BEDROOM 3**

9'4" (2.84m) x 8'10" (2.69m)  
Fitted cupboard, radiator



### **BATHROOM**

8'1" (2.46m) x 8' (2.44m)  
Suite in white, WC, bath, hand basin in  
vanity unit, Mira shower in wet room  
area, decorative clad walls, tiled  
splashbacks, chrome towel radiator,  
extractor fan

**EXTERNAL**

**GARAGE**

18'11" (5.77m) x 8'1" (2.46m)  
Power & light, attached storage building

**PARKING**

Long block paved driveway providing  
off-road parking for several vehicles

**GARDENS**

Well-stocked front garden with lawn and  
mature trees. Enclosed rear garden enjoying  
a sunny westerly aspect with lawn and patio



**GENERAL**

Carpets & blinds included. Council tax  
band C

**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.  
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