

EMMATT



RUNDLE

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**12 NENTHEAD CLOSE, GREAT LUMLEY, C-L-S
DH3 4SP**

4 Bed Detached * Garden Room * En-Suite * Dayroom/Study

£270,000



DESCRIPTION

A deceptively large four bedroom detached house which has been greatly extended to the rear to provide spacious family-sized accommodation. The property is well-situated in a small cul-de-sac and has the benefit of a long driveway providing parking for several vehicles, large private rear garden, kitchen/dining room and master bedroom with en-suite. The ground floor area provides flexible living rooms which is sure to appeal to potential buyers. There is benefit of gas central heating via combi boiler and UPVC double glazing.

TENURE - Freehold

DIRECTIONS

From the south end of Front Street turn left at the roundabout onto Ropery Lane, continue over two roundabouts onto Lumley New Road, turn right at the next roundabout onto Scorers Lane, at the end of the road turn left at the 'T' junction, take the first left onto Stainmore Drive, take the second left onto Nenthead Close, take the next left and the property is on the right-hand side.

GROUND FLOOR

ENTRANCE PORCH

UPVC door



LOUNGE

20'1" (6.12m) x 10'11" (3.33m)
Feature fireplace & fire, bay window,
vertical blinds, radiator

DAYROOM/STUDY

10'4" (3.15m) x 9'1" (2.77m)
Roller blind



GARDEN ROOM

11'4" (3.45m) x 9'8" (2.95m)
French doors to garden, radiator

KITCHEN/DINING ROOM

17'9" (5.41m) x 10'1" (3.07m)

A range of wall & base units in a beech finish, co-ordinating worksurfaces, integrated electric hob & oven, integrated fridge freezer, dishwasher & auto-washer/dryer, cooker hood, stainless steel sink unit, tiled splashbacks, ceramic tiled flooring, downlighters, roller blind, radiator, UPVC door to side



FIRST FLOOR



BEDROOM 1

16'8" (5.08m) x 9'6" (2.90m)

Full range of fitted wardrobes, dressing table & bedside tables, radiator



EN-SUITE

Large shower cubicle with electric shower, WC, hand basin, part tiled walls, radiator



BEDROOM 2

12'1" (3.68m) X 9'8" (2.95m)

Radiator



BEDROOM 3

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

Radiator

BEDROOM 4

9'9" (2.97m) x 9'1" (2.77m)
Radiator



BATHROOM

Full suite in white, electric shower over bath, shower screen, WC, hand basin, fully tiled walls, radiator

EXTERNAL

GARAGE

Up & over doors, power & light

PARKING

Long driveway providing parking for several vehicles

GARDENS

Long lawn to front. Large well-stocked & private rear garden with lawn, sun terrace, mature trees, plants, shrubs & outside tap

GENERAL

Carpets & blinds included, council tax band C

VIEWING

By appointment with Emmatt Rundle



Nenthead 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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