



40 Beamish View, Chester Le Street, DH3 1RS

Asking Price £309,950

Nestled in the desirable location of Beamish View, Birtley, this superb detached house offers a perfect blend of spacious living and modern convenience. With four well-proportioned bedrooms and three bathrooms, this property is ideal for families seeking comfort and style. As you enter, you are greeted by a welcoming entrance hallway featuring fitted storage, leading to two generous reception rooms. The lounge boasts a charming feature chimney breast, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the dining kitchen, which is equipped with elegant Quartz work surfaces and high-quality integrated appliances, including an oven, eye-level combination oven, fridge/freezer, and dishwasher. The fitted seating area and bi-folding doors seamlessly connect the indoor space to the lovely rear garden, perfect for entertaining or enjoying family time. The ground floor also includes a practical utility room with an integrated fridge/freezer and a convenient w/c. The dining room, currently utilised as a home office, showcases the versatility of this home, allowing for various living arrangements to suit your needs. On the first floor, the landing features a storage cupboard, leading to the main bedroom complete with fitted wardrobes and an en-suite bathroom. Three additional good-sized bedrooms, two of which also have fitted wardrobes, provide ample space for family or guests, complemented by a well-appointed family bathroom. Outside, the property boasts a spacious driveway and garage, while the rear garden is a delightful retreat, featuring a lawn, paved patio area, and a raised decked sun terrace, ideal for summer gatherings. With extras negotiable and viewings highly recommended, this quality family home is not to be missed.

HALLWAY



DINING KITCHEN

20'3" x 9'10" (6.18m x 3.00m)



UTILITY ROOM

7'2" x 5'4" (2.20m x 1.64m)



DINING ROOM/HOME OFFICE

12'1" x 10'10" (3.69m x 3.32m)

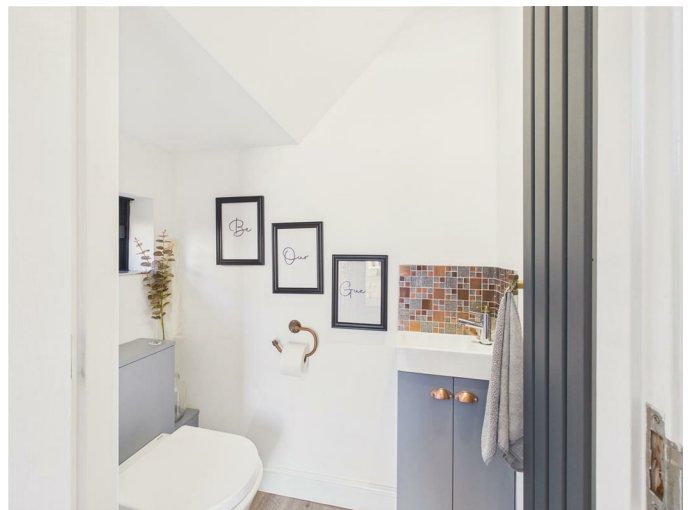


LOUNGE

15'5" x 10'8" (4.72m x 3.26m)



GROUND FLOOR W/C



FIRST FLOOR LANDING



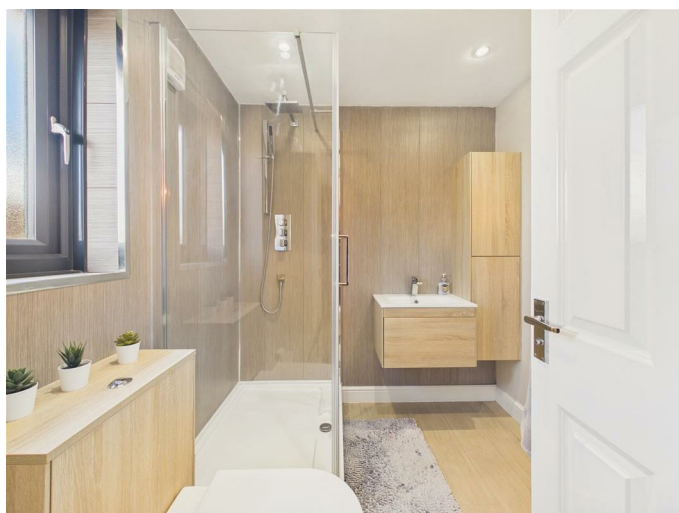
BEDROOM ONE

13'3" x 9'11" (4.05m x 3.04m)



EN-SUITE

7'2" x 5'10" (2.20m x 1.80m)



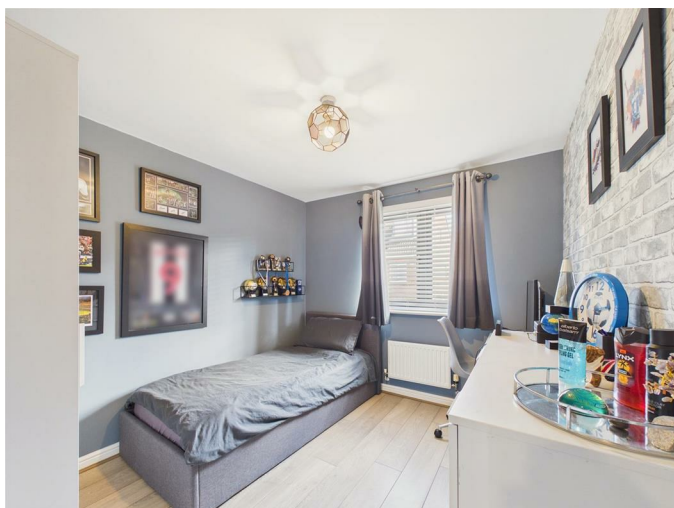
BEDROOM TWO

11'9" exc door recess x 9'8" (3.59m exc door recess x 2.95m)



BEDROOM THREE

9'10" x 8'10" (3.02m x 2.70m)



BEDROOM FOUR

8'6" x 7'10" (2.60m x 2.40m)



FAMILY BATHROOM

8'7" x 7'4" (2.64m x 2.25m)



EXTERNAL



DOUBLE DRIVEWAY

GARAGE

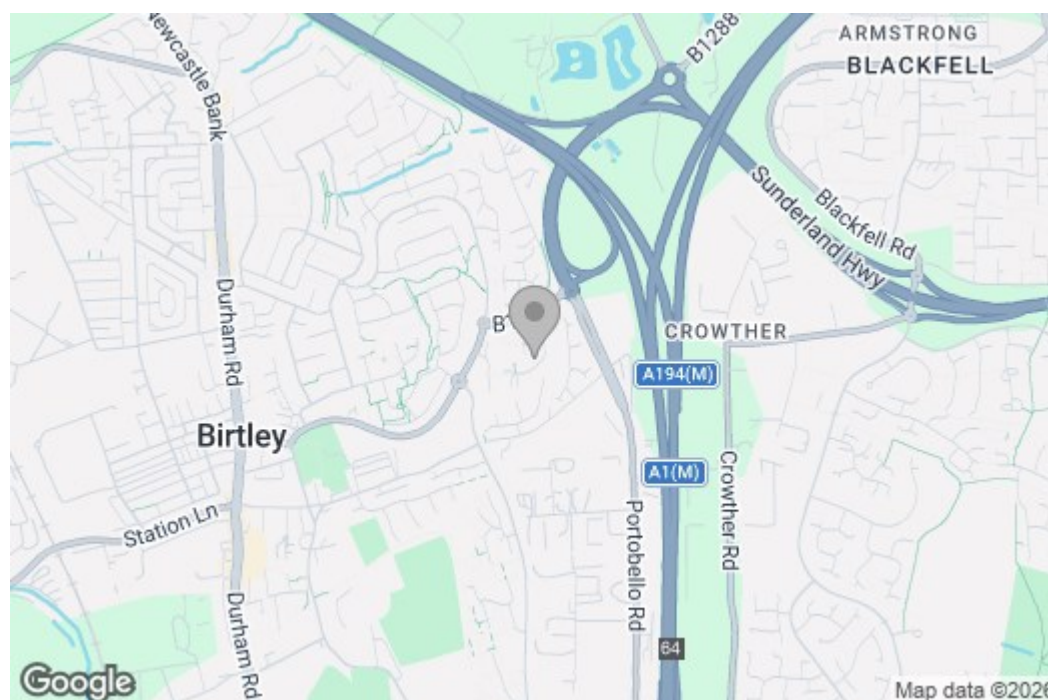
Property disclaimer

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Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give a representation or warranty in respect of the property.

Energy Efficiency Graph

