



1a Ashwood House, North Lodge, Chester le Street, Durham. DH3 4BA

Price adjustment to Offers Over £750,000 for quick sale - this luxury home is not one to miss. Situated in the sought after North Lodge private avenue on the edge of what forms part of the Lambton Park, this spacious and recently extended four / five bedroom detached property is perfect for secluded, private family living. Accessed via electric gates with an integral double garage, courtyard parking and west facing garden. Stylish living in a country style location yet near to towns and Durham City - ideal for regional commuting.



Offers Over £750,000 Freehold

PROPERTY DESCRIPTION

The accommodation is spacious and well presented throughout and sure to impress. You are welcomed in to this home in to a spacious reception hallway with natural light flowing in from the front aspect glazing, original wood flooring, and open-tread stairs to first floor. The main hub of the property is the magnificent, extended open-plan kitchen with dining area, and access through to a garden-room area with an array of natural light and garden vistas. The bespoke kitchen offers wall and base units with integrated appliances, as well as a bespoke designed wall cabinet with display shelving, along with contrasting quartz. The impressive centre island provides additional work surface and cabinets as well as a stylish breakfasting area. Enhanced decorative light fittings are included within the sale. Bi-folding doors open the full width of the property providing access to the landscaped rear garden and terrace. To the side of the kitchen is access to the utility and boot room as well as access to the garage, cloaks with wc and wash basin situated off the main entrance hall. There is a spacious and beautiful lounge with sliding patio doors leading out to the garden, a separate home-office or fifth bedroom.

To the first floor, is a generous sized and bright landing area providing access to four spacious bedrooms. The main bedroom benefits from an en-suite with shower, as well as extensive fitted robes. The family bathroom benefits from a luxury suite comprising bath, shower, wash basin and wc and woodland views from the high windows.

Externally the property is accessed via a mature tree-lined drive leading to the courtyard parking and garage. The landscaped gardens to the rear of the property offer discreet and private enjoyment and little oasis to call home.

Utilities: The property has the benefit of mains drains, gas fired central heating via radiators and uPVC double glazing.

The Location: North Lodge is synonymous with luxury living, and Ashwood House is no exception. The private setting of this exclusive location offers a most beautiful discreet setting, yet with the benefit of Chester-le-Street for everyday shopping and Durham City within a short drive south. Providing excellent commuting facilities with access via the A167 dual carriageway, A1(M) and A183 link to the coast.

Viewing Arrangements: Available by prior appointment seven days a week.

FEATURES

- NEW PRICE
- LUXURY ON NORTH LODGE
- BEAUTIFUL GLAZED KITCHEN EXTENSION
- SOUGHT AFTER LOCATION
- ELECTRIC GATED PRIVATE DRIVE
- 4 / 5 Double Bedrooms
- 2 STYLISH BATHROOMS



ROOM DESCRIPTIONS



FLOORPLAN & EPC

Master Floorplan Image



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Newcastle upon Tyne
65, Quayside, Newcastle upon Tyne, NE1 3DE
0845 6431186
info@urban-base.com