

# EMMATT



# RUNDLE

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## 4 HADRIAN AVENUE, CHESTER-LE-STREET DH3 3RS

3 Bed Bungalow \* Conservatory \* En-Suite \* Garage \* Large Garden

**£239,950**





## DESCRIPTION

A rare opportunity to purchase this substantial, traditionally built 1930's style three bedroom semi-detached bungalow in this sought-after area. The location is close to the centre of town and provides easy access to shops, local amenities, Riverside Park and all major transport links. The bungalow provides generously proportioned family-sized living accommodation and has been altered, extended and improved whilst still retaining much of its period charm.

There are a number of attractive features including spacious lounge with bay window, arch to separate dining room, two large double bedrooms with fitted wardrobes, master bedroom having an en-suite shower room, and a single bedroom which is currently used as an office. There is a spacious well-fitted kitchen/breakfast room with a range of integrated appliances, family bathroom with underfloor heating, large conservatory with underfloor heating, sizeable well-stocked & lawned rear garden with paved patio. To the front of the property is a well-stocked front garden and a double resin driveway leading to attached garage with remote powered roller door. There is the benefit of gas central heating via gas combi boiler, UPVC double glazing, together with fully owned solar panels.

**TENURE** - Freehold

## ENTRANCE PORCH

UPVC door, ceramic tiled floor

## LOUNGE

14' (4.27m) x 12' (3.66m)

Bay window, central fire surround, downlighters, dimmer switches, two radiators, arch to dining room



## SEPARATE DINING ROOM

10'9" (3.28m) x 10'5" (3.17m)

Downlighters, dimmer switches, radiator, skylight with access to loft, arch to kitchen

## KITCHEN/BREAKFAST ROOM

Full range of wall & base units, co-ordinating worksurfaces, integrated five burner gas hob & gas double oven, cooker canopy, stainless steel splash guard, anthracite sink unit with mixer tap, integrated dishwasher, fridge-freezer, tiled splashbacks, kickspace heater, downlighters, dimmer switches, original art deco sunburst door to conservatory



### **CONSERVATORY**

13' (3.96m) 9'7" (2.92m)

Built-in desk, ceramic tiled flooring, underfloor heating, radiator, roller blinds, French doors to garden



### **BEDROOM 1**

13'6" (4.11m) x 10' (3.05m)

Range of fitted wardrobes, downlighters, wall lights, radiator

### **EN-SUITE**

Large walk-in shower cubicle with Mira shower, WC, hand basin, ceramic tiled walls & floor, vanity mirror & light, UPVC ceiling, downlighters, radiator



### **BEDROOM 2**

12'5" (3.78m) x 9'10" (3m)

A range of fitted wardrobes & dressing table, bay window, downlighters, radiator



### **BEDROOM 3**

7'8" (2.34m) x 7'5" (2.26m)

Fitted cupboard, shelving niche, roller blind, radiator



### **BATHROOM**

Mira shower over bath, shower screen, WC & hand basin, ceramic tiled walls & flooring, underfloor heating, bathroom cabinet, UPVC ceiling, downlighters, extractor fan, radiator

## **EXTERNAL**

### **GARAGE**

20'3" (6.17m) x 10' (3.05m)

Powered roller door, power, light & sink

### **PARKING**

Large resin driveway to front

### **GARDENS**

Well-stocked, low maintenance front garden. Large paved patio to rear overlooking well-stocked & lawned garden with greenhouse.

## **GENERAL**

Fully owned solar panels, craftsman made art deco style sunburst internal doors throughout, carpets & blinds included. Council tax band C.

## **VIEWING**

By appointment with Emmatt Rundle

**MEASUREMENTS & SERVICES.** Whilst every care is taken the measurements shown on these details are for guidance only. Owing to the method by which the measurements are taken their accuracy cannot be guaranteed. The services and appliances mentioned in these details have not been tested, therefore, no warranty is given. Interested purchasers should make their own enquiries with regards to the above.

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