



## 33 Crathie, Chester Le Street, DH3 1QJ

Offers Over £195,000

Nestled in the charming area of Birtley, Chester Le Street, this stunning semi detached home offers a perfect blend of modern living and comfort. This immaculately presented three-bedroom home is situated within a highly sought-after estate, making it an ideal choice for families and professionals alike. Upon entering, you are greeted by a spacious hallway which leads you through to a stylish open-plan kitchen diner, which features a delightful peninsula breakfast bar and built-in appliances, creating a perfect space for both cooking and entertaining. Adjacent to the kitchen, a separate utility/ boot room, complete with a convenient ground floor W.C., provides practical functionality and direct access to the garage. The dining room flows seamlessly into a cosy lounge at the front of the home. The first floor boasts three well-proportioned bedrooms, each designed to offer ample space and natural light. The master bedroom is particularly noteworthy, featuring fitted wardrobes that enhance both storage and style. The stylishly refitted bathroom on this level adds a touch of luxury to your daily routine.

Externally, the property is surrounded by well-maintained gardens to both the front and rear, providing a lovely outdoor space for relaxation and recreation. The block-paved driveway and garage offer off-street parking, ensuring convenience for you and your guests. The rear garden is a true highlight, featuring an elevated decked patio that is perfect for alfresco dining, alongside a well-kept lawn section that invites outdoor activities. This exceptional house in Crathie is not just a house; it is a home that promises comfort, style, and a wonderful lifestyle. Don't miss the opportunity to make it yours.

## ENTRANCE PORCH

## RECEPTION HALLWAY



## LOUNGE

14'2" x 11'6" (4.34 x 3.51)



## ACCOMMODATION FIRST FLOOR



## KITCHEN / DINING ROOM

18'0" x 10'8" (5.49 x 3.26)



## UTILITY / BOOT ROOM

12'0" x 6'8" (3.66 x 2.04)



## BEDROOM ONE

12'1" x 10'0" plus wardrobes (3.70 x 3.06 plus wardrobes)



## GROUND FLOOR W.C.



## BEDROOM TWO

10'7" x 9'1" (3.23 x 2.77)



### **BEDROOM THREE**

7'9" x 7'7" (2.38 x 2.32)



### **FAMILY BATHROOM/W.C.**



### **EXTERNAL**

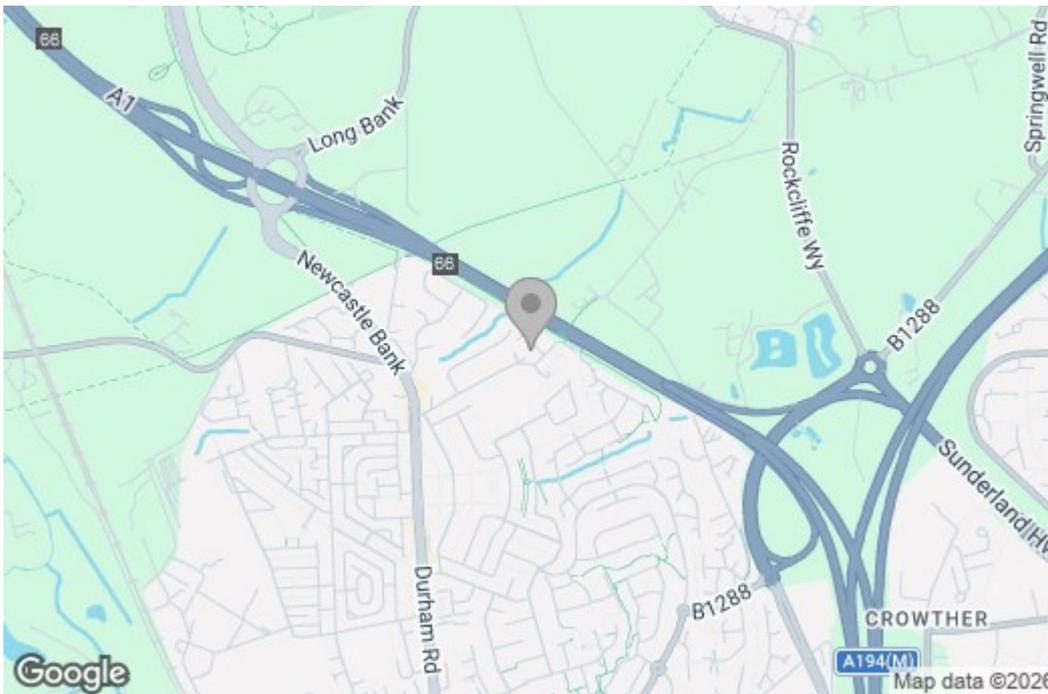


### **Property disclaimer**

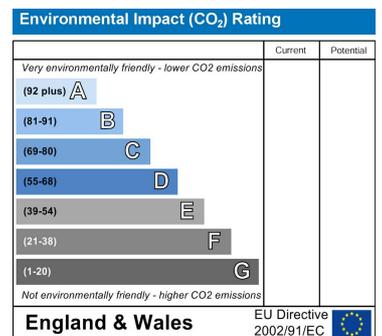
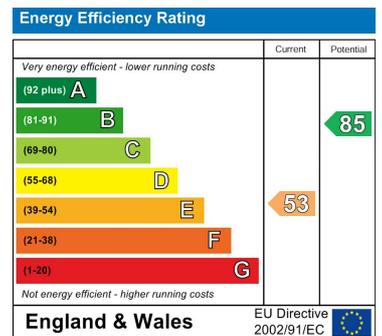
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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