



## 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)

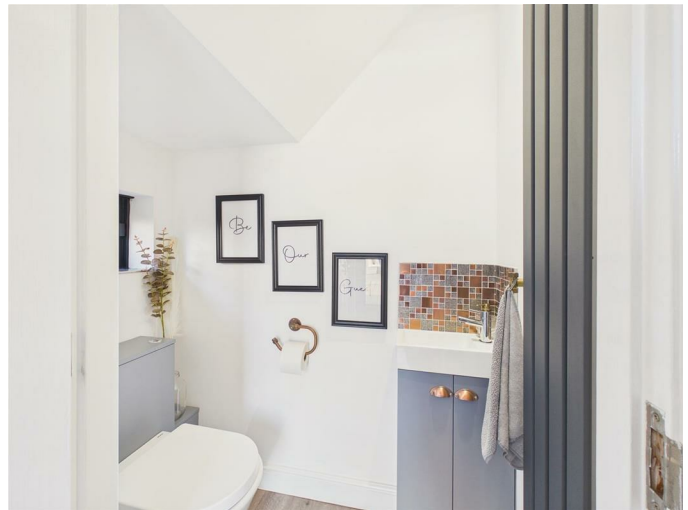


## DINING ROOM/HOME OFFICE

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



## GROUND FLOOR W/C



## LOUNGE

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



## FIRST FLOOR LANDING



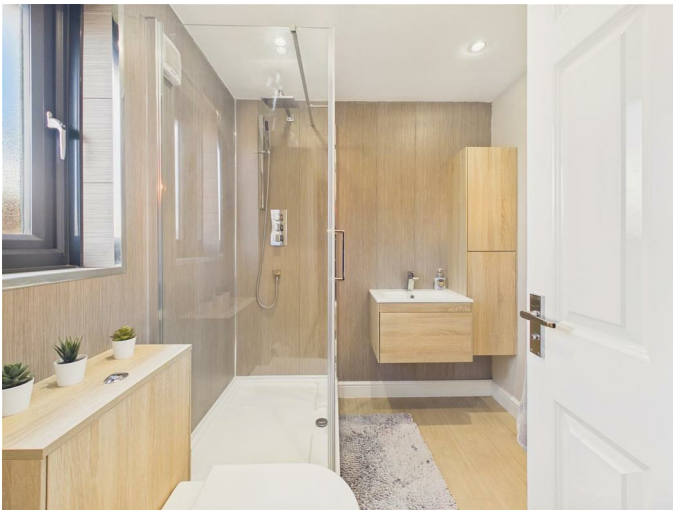
## BEDROOM ONE

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

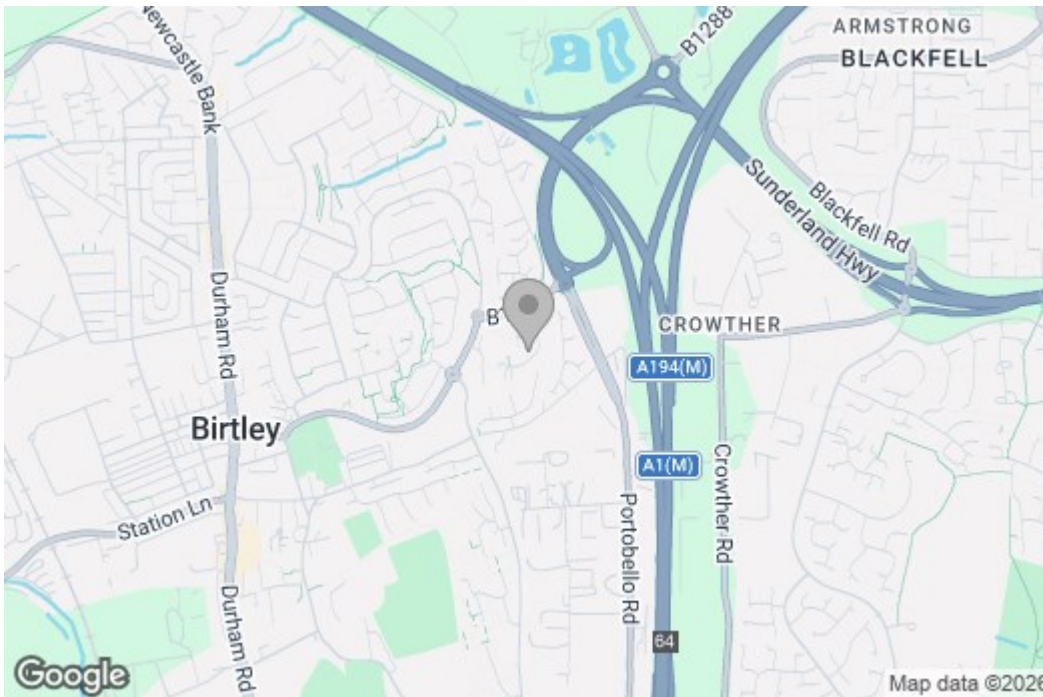
### Property disclaimer

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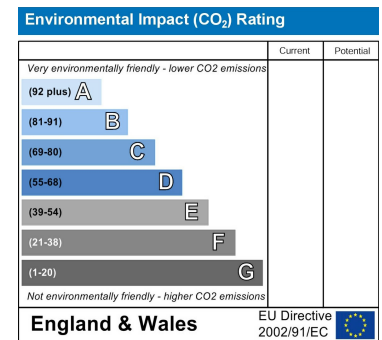
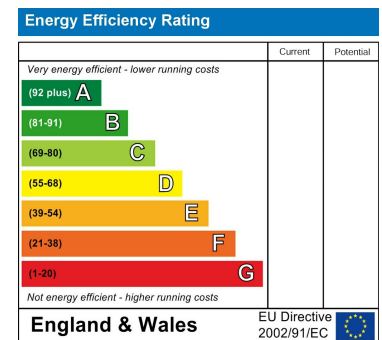
# Floor Plan



# Area Map



# Energy Efficiency Graph



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