



St. James Crescent, Newfield, DH2 2FB  
5 Bed - House - Detached  
O.I.R.O £310,000

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# St. James Crescent Newfield, DH2 2FB

\* CAN BE SOLD WITH NO CHAIN \* VERY RARELY AVAILABLE \* STUNNING OUTLOOK TO FRONT \* FIVE BEDROOM, THREE BATHROOM FAMILY HOME \* BEAUTIFULLY PRESENTED THROUGHOUT \* A MUST VIEW \* HIGH QUALITY FIXTURES AND FITTINGS \*

Offered to the market is this beautifully presented, ideally located, and very rarely available, five-bedroom, three-bathroom family home. Occupying a tremendous position with panoramic views, this is a must view!

The fabulous home has a floorplan which comprises entrance hallway, downstairs WC, comfortable lounge, excellent family kitchen room with a range of modern wall and base units, space for dining table, and French doors onto the rear seating area. To complete the ground floor there is a useful utility room and integral garage.

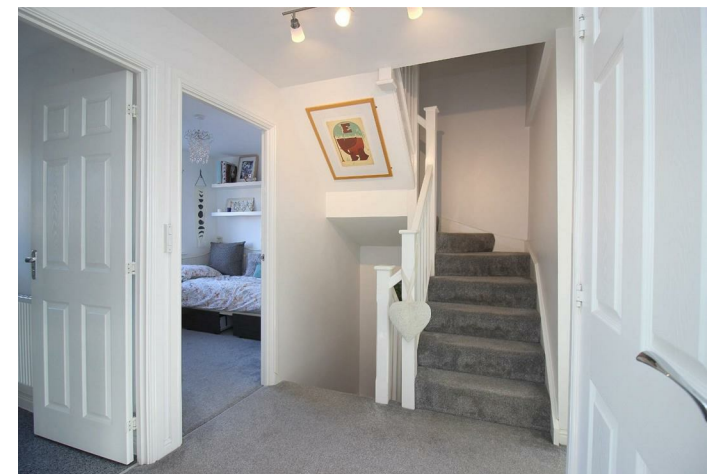
The first floor is equally impressive with four good size bedrooms, two to the front, and two to the rear. They are well proportioned, light, and airy. The main front bedroom has en-suite facilities. The first floor is also complimented by an immaculate white-suite bathroom.

On the second floor is an amazing master suite, with Velux windows (fitted with blinds), walk-in wardrobe, a sizeable en-suite, and French doors leading to a wonderful balcony that really shows off the views.

To the front external is a double width driveway, lawn, and garage. To the rear is a much-improved garden that has children's play area, decking area, and coverings, ideal for those who enjoy alfresco dining.

St. James Crescent is a row of executive houses which are located on this modern development. It is on the outskirts of the estate and therefore benefits from far stretching views across open countryside.

In our opinion the property should make an ideal family home as it has good access to the park (approx. 50 meters), schools, amenities, recreational facilities and major transport links via both bus and car, with a wider range of amenities and recreational facilities and train station located at the nearby Chester le Street.



















## GROUND FLOOR

### Hallway

### Lounge

14'1" x 10'9" (4.3 x 3.3)

### Downstairs WC

### Integral Garage

### Family Kitchen

16'8" x 9'6" x 12'1" x 12'1" (5.1 x 2.9 x 3.7 x 3.7)

### Utility Room

## FIRST FLOOR

### Landing

### Bedroom Two

12'9" x 10'5" (3.9 x 3.2)

### En-Suite

### Bedroom Three

11'1" x 8'6" (3.4 x 2.6)

### Bedroom Four

9'2" x 8'10" (2.8 x 2.7)

### Bedroom Five

8'10" x 8'2" (2.7 x 2.5)

### Bathroom

8'2" x 5'10" (2.5 x 1.8)

## Second Floor

### Landing

### Walk-In Wadrobe

### Bedroom One

13'9" x 11'5" (4.2 x 3.5)

### En-Suite

### Balcony

### Photographs

More available online at [www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)



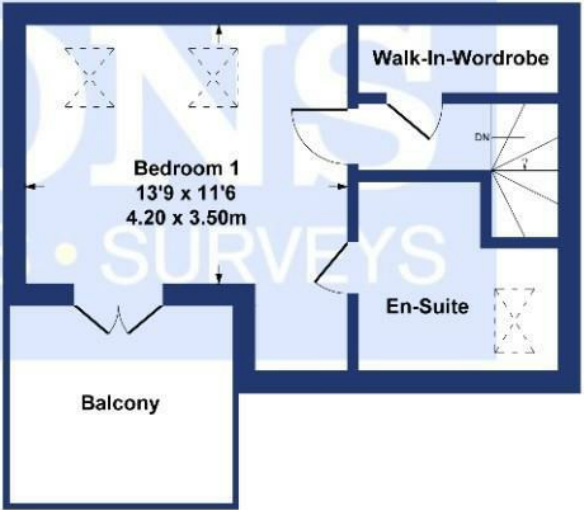
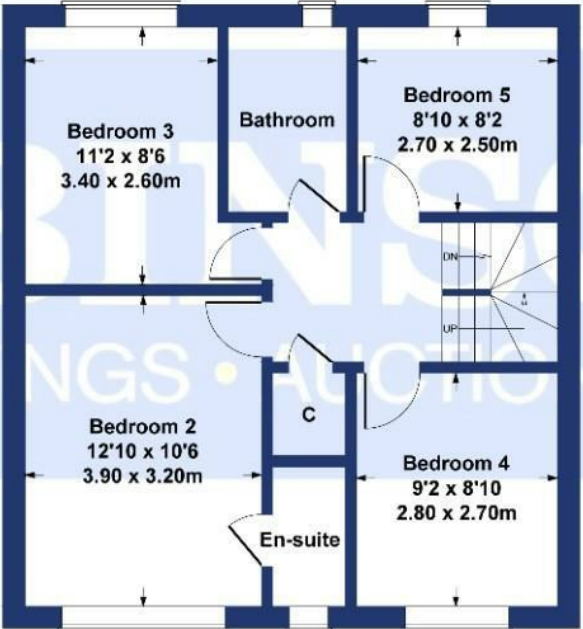
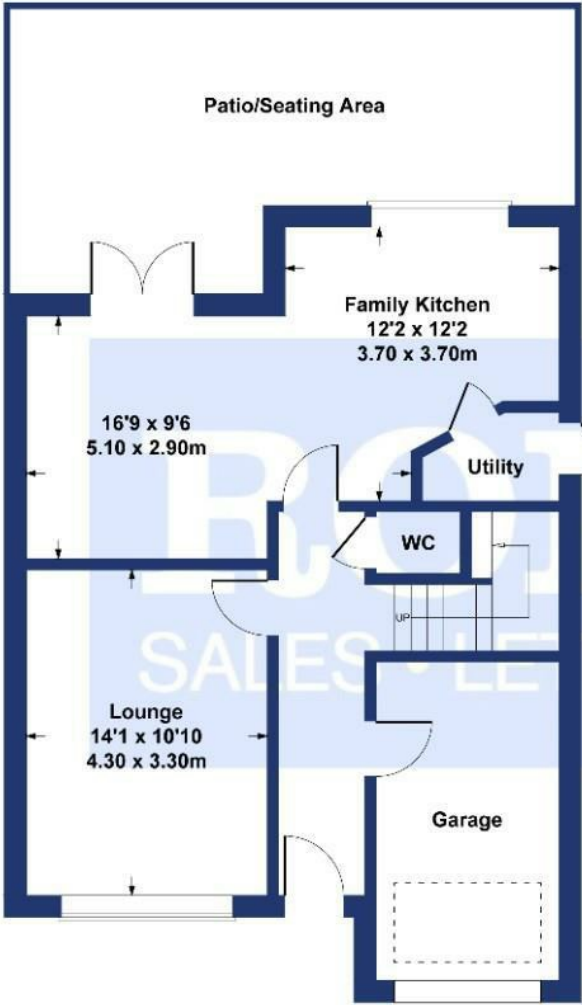




# St. James Crescent

Approximate Gross Internal Area  
1615 sq ft - 150 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>	78	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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