



# 2 Chartershaugh Square

Lambton Park



## 2 Chartershaugh Square, Lambton Park, Chester-Le-Street

2 Chartershaugh Square is an elegant Georgian style semi-detached home, thoughtfully constructed by Bellway in 2025 and set within the highly desirable development at Lambton Park.

To the front, beautiful sash windows enhance the Georgian character while overlooking the attractive square, adding to its distinguished curb appeal.

Upon entering, you are welcomed by a spacious and welcoming hallway. The hallway provides access to a convenient downstairs WC, the stylish kitchen and a generously proportioned living room. The kitchen enjoys dual aspect views and is beautifully appointed with sleek contemporary cabinetry, white splashback tiles and quality integrated appliances, including a built in fridge, freezer, microwave, oven and hob. Designed with both functionality and style, this room offers ample space for a dining table and beneficially continues through to a utility area. This area is plumbed for a washing machine, includes a fitted sink and also benefits from the added convenience of a door leading into the rear garden. The living room is a bright and welcoming space, flooded with natural light thanks to its dual aspect and double French doors. These doors open directly onto the south facing rear garden, creating a wonderful indoor/outdoor entertaining living space.





Upstairs, the first floor hosts three well proportioned bedrooms. The principal bedroom is a spacious room, complete with a contemporary ensuite featuring a walk in shower, WC and wash basin. The family bathroom is finished with tasteful tiling and fitted with a shower over bath, chrome heated towel rail, WC and sink.

Modern comforts include a Honeywell zoned heating system for efficient and tailored climate control throughout the home.

Externally, the property enjoys a delightful south facing rear garden. A single garage provides parking or additional storage space, completing this exceptional and thoughtfully designed home.

No Upper Chain | Services; Mains Electricity, Gas, Water, Drainage | Tenure; Freehold | Council Tax; Band C | Energy Performance Certificate; Rating B

Price Guide: Guide Price £320,000



# THE LINDOM

## PLOT 6



### GROUND FLOOR

Kitchen/Dining	2.804m x 5.685m	9'2" x 18'8"
Living Room	2.958m x 5.685m	9'8" x 18'8"
Utility	2.085m x 1.659m	6'10" x 5'5"
Cloakroom	1.042m x 1.530m	3'5" x 5'0"



### FIRST FLOOR

Bedroom 1	3.021m x 3.884m	9'11" x 12'9"
En Suite	2.811m x 1.738m	9'3" x 5'8"
Bedroom 2	2.824m x 3.107m	9'3" x 10'2"
Bedroom 3	2.824m x 2.515m	9'3" x 8'3"
Bathroom	2.286m x 1.740m	7'6" x 5'9"





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