



3 bed detached house to buy in

Dragonfly Way, Houghton Le Spring, Tyne and Wear, DH4 7BN






£277,500

 x 3  x 2  x 1

Tenure

Freehold

Property features

-  ****PRICED TO SELL****
-  Detached Family Home
-  Three Double Bedrooms
-  Garage & Two Car Driveway
-  EPC Rating B

Driveway & Garage parking

Garden

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****PRICED TO SELL**DETAHCED FAMILY HOME**THREE DOUBLE BEDROOMS**UPGRADED KITCHEN/DINER WITH FITTED APPLIANCES**GARAGE & TWO CAR DRIVEWAY**GENEROUS REAR GARDEN**HIGHLY DESRIABLE LOCATION LOCATION****

Pattinson Estate Agents are delighted to welcome to the market this impressive detached family home, boasting three double bedrooms, a separate study and a generous rear garden. Positioned on the highly sought-after Dragonfly Way in Penshaw, which is within close proximity to a range of local shops, amenities, excellent public transport links and major road networks via the A19. Barnwell Academy and Herrington Country Park are both within walking distance, while Sunderland and Newcastle city centres are just a short drive away.

This beautifully presented home is spacious throughout and briefly comprises:-Property Entrance, a spacious lounge, ground floor W.C., integral access to the garage, and an upgraded kitchen/dining room complete with integrated appliances and French doors opening onto the rear garden. To the first floor lies the principal bedroom with an en-suite, alongside two double bedrooms, a separate study and a modern three piece family bathroom.

Externally, the property features an open-plan front garden, a two car driveway and a garage, to the rear there is a good sized, fully enclosed garden.

In addition the property benefits from a Taylor Wimpey two year warranty, gas central heating and double glazed windows throughout.

Early viewing is highly recommended to fully appreciate the size, standard, and excellent location of this fantastic family home. To arrange your viewing, please contact our Houghton branch today.

Council Tax Band: D

Tenure: Freehold

Price: Offers In The Region Of £277,500

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance

Property entrance leading to the lounge and a storage cupboard.

Lounge

5.15m x 4.16m (16'10" x 13'7")

Spacious lounge Amtico flooring, two radiators and a double glazed front aspect window. The lounge also gives open flow access to the kitchen/dining room.



Kitchen/Dining Room

3.75m x 5.47m (12'3" x 17'11")

An upgraded kitchen/diner fitted with a stylish range of wall and base units with contrasting square edge work surfaces and matching upstands. The kitchen benefits from a range of integrated appliances, including a washing machine, dishwasher, fridge/freezer, double oven, and a five-burner gas hob. Finished with Amtico flooring, a radiator, integral access to the garage, an external door and French doors, both opening onto the rear garden.



Ground Floor W.C

2.00m x 1.42m (6'6" x 4'7")

A convenient downstairs W.C with a hand wash basin, Amtico flooring, a radiator and a double glazed window.



Principal Bedroom

7.67m x 3.28m (25'1" x 10'9")

A stunning double bedroom with carpet flooring, two radiators, and double glazed windows to both the front and rear aspects, with the rear enjoying far-reaching views towards Peshaw Monument. The room also benefits from a walk-in wardrobe area with fitted wardrobes, along with a stylish en-suite.



En-suite

2.20m x 1.52m (7'2" x 4'11")

Convenient en-suite with a walk-in shower, hand wash basin and W.C. Luxury vinyl tiled flooring, tile splash back and a radiator.



Bedroom Two

2.88m x 4.16m (9'5" x 13'7")

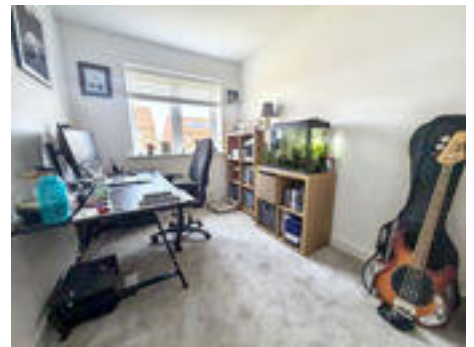
Double bedrooms with carpet flooring, a radiator and a double glazed front aspect window.



Bedroom Three

3.63m x 2.22m (11'10" x 7'3")

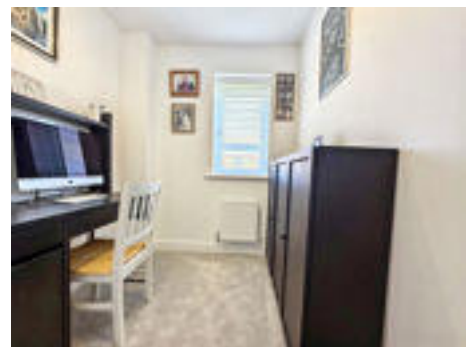
Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



Study

2.53m x 1.84m (8'3" x 6'0")

A versatile space with carpet flooring, a storage cupboard, radiator and a double glaze rear aspect window.



Bathroom

2.18m x 2.77m (7'1" x 9'1")

A modern three piece bathroom benefiting from a paneled bath with an over head shower, hand wash basin and WC. Luxury vinyl floor tiling, UPVC cladded splash back, a radiator and a double glazed window.

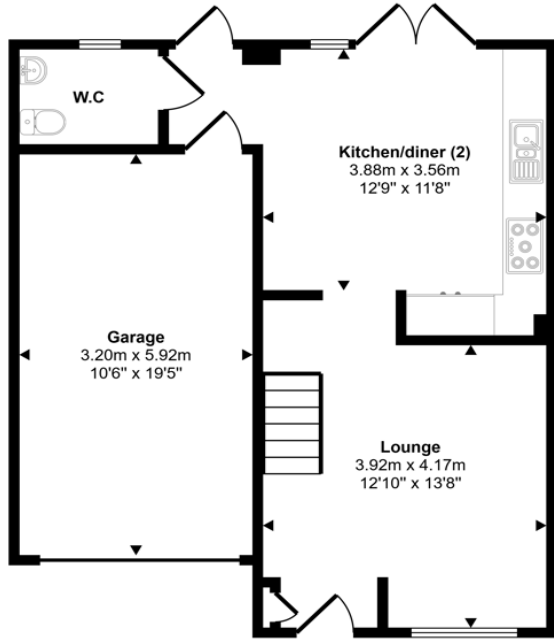


External

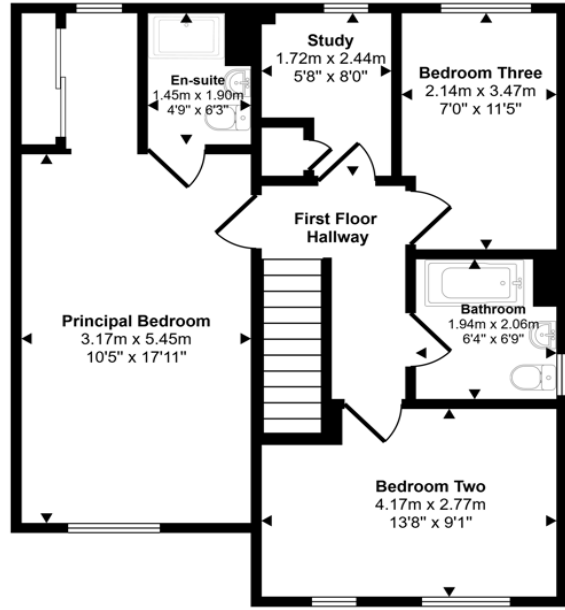
Externally to the front there is an open lawn with mature shrubs and a two car driveway leading to a garage. To the rear lies a generous garden laid to lawn with mature shrubs and a patio are adjacent to the property.



Approx Gross Internal Area
119 sq m / 1279 sq ft



Ground Floor
Approx 58 sq m / 629 sq ft



First Floor
Approx 60 sq m / 650 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		91	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Dragonfly Way, Houghton Le Spring, Tyne and Wear, DH4 7BN

Contact your local branch today for more information on this property:

**14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933,
houghton@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

