

3 bed detached house to buy in

Woodlea Close, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9NT

£324,950

x 3 x 1 x 2

Tenure

Leasehold

Driveway & Garage parking

Garden

Property features

- Individually Built Family Home
- Detached Property
- Substantial Plot
- Gate Driveway & Detached Garage
- EPC Rating D

Key Information

- Council Tax: Band D
- EPC Rating: D
- Heating supply: Gas

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

DETACHED FAMILY HOMETHREE DOUBLE BEDROOMS**OCCUPYING A LARGE PLOT**INDIVIDUALLY BUILT**EXTENSIVE GARDENS**GARAGE & DETACHED DRIVEWAY**NO ONWARD CHAIN**

Pattinson Estate Agents are delighted to welcome to the market this individually built, detached family home, offering three bedrooms and occupying a substantial plot with extensive gardens. Perfectly positioned within the highly desirable Woodlea Close in Houghton-le-Spring, the property is conveniently positioned for a range of local shops and amenities, well regarded schools and excellent public transport and road links via the A690. Hetton Lyons Country Park is also within walking distance, while Rainton Meadows Nature Reserve and the city centres of both Durham and Sunderland are just a short drive away.

This distinctive family home offers generous and versatile accommodation throughout, briefly comprising: an inviting entrance hallway, spacious lounge, separate dining room, kitchen/breakfast room, conservatory and ground floor W.C. To the first floor are three generously proportioned double bedrooms, a generous family bathroom and separate W.C. Externally, the property enjoys an enclosed front garden, gated driveway and detached garage, while to the rear are extensive landscaped gardens providing an impressive outdoor space with a high degree of privacy.

Early viewing is highly recommended to fully appreciate the generous proportions, quality and desirable location of this impressive family home. Please contact our Houghton branch to arrange your viewing.

Disclaimer referencing leasehold, we are unable to verify precise term - (29.11.2005) The land in this title is held for a term of 999 years from an unknown date created by a Lease of unknown date.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: Unknown

Price: £324,950

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Entrance/Hallway

Property entrance leading to a bright and airy hallway. The hallway has carpet flooring, a radiator and multiple storage cupboards.



Lounge

5.75m x 4.21m (18'10" x 13'9")

Spacious lounge with carpet flooring, a feature electric fireplace, radiator and two double glazed windows.



Dining Room

3.05m x 3.63m (10'0" x 11'10")

The diner has carpet flooring, a radiator and dual doors leading to the conservatory.



Kitchen/Breakfasting Area

6.39m x 3.02m (20'11" x 9'10")

Fitted kitchen/breakfasting area benefiting from a range of upper and lower units with contrasting worksurfaces and matching upstands, hide-a-way cupboard for a washing machine, integrated dishwasher, oven and ceramic hob. There is ample space for a dining table, along with carpeted flooring, radiator, two double glazed windows and an external door providing access to the side of the property.



Conservatory

2.40m x 2.83m (7'10" x 9'3")

The conservatory has carpet flooring, double glazed windows and French doors leading to the rear garden.



Ground Floor W.C

1.19m x 2.53m (3'10" x 8'3")

Convenient downstairs W.C with a hand wash basin, carpet flooring, tiled walls and a double glazed window.



Bedroom One

6.40m x 3.66m (20'11" x 12'0")

Double bedroom with carpet flooring, fitted wardrobes, a radiator, storage cupboard and two double glazed windows.



Bedroom Two

3.74m x 3.63m (12'3" x 11'10")

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



Bedroom Three

4.28m x 3.42m (14'0" x 11'2")

Double bedroom with carpet flooring, integrated wardrobes, a radiator and two double glazed windows.



Bathroom

2.30m x 2.54m (7'6" x 8'4")

Generous bathroom benefiting from a panelled bath and a hand wash basin. Carpet flooring, tiled walls, heated towel rail and a double glazed window.



First Floor W.C

0.96m x 2.03m (3'1" x 6'7")

Separate W.C with carpet flooring, tiled walls and a double glazed window.

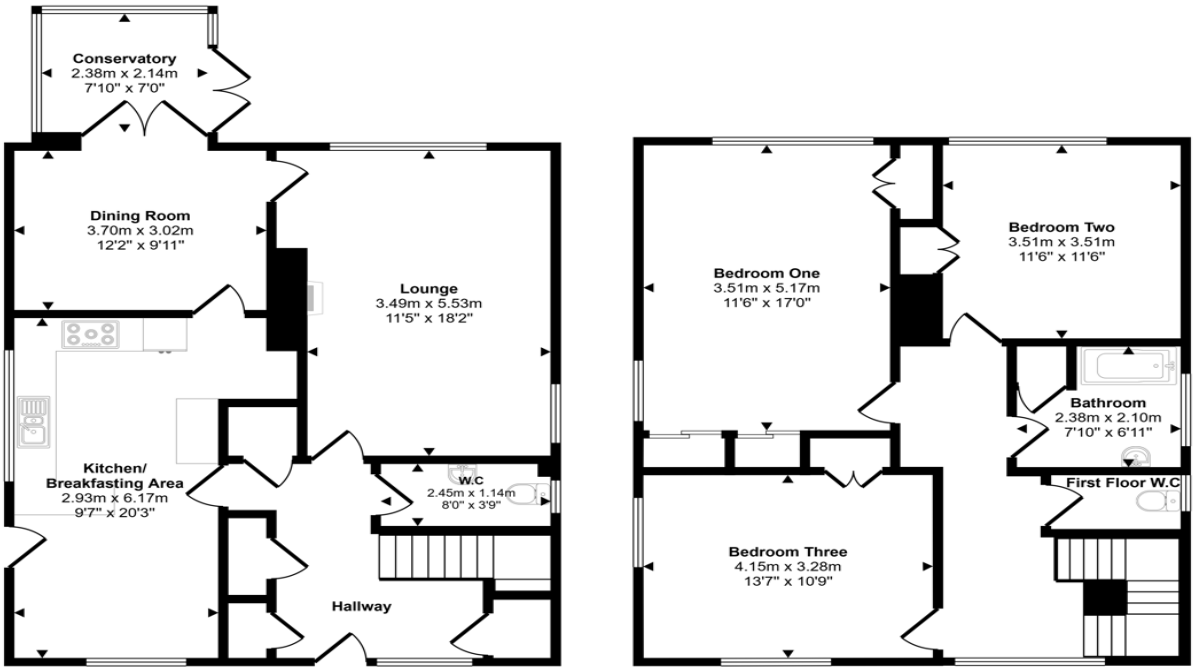


External

Externally, the property occupies a generous plot with a gated driveway providing access to a detached garage. The front garden is mainly laid to lawn with a selection of mature shrubs, creating an attractive approach to the home. To the rear are extensive landscaped gardens, predominantly laid to lawn with a patio seating area, greenhouse and well-stocked borders featuring a variety of mature trees, shrubs and flowering plants.



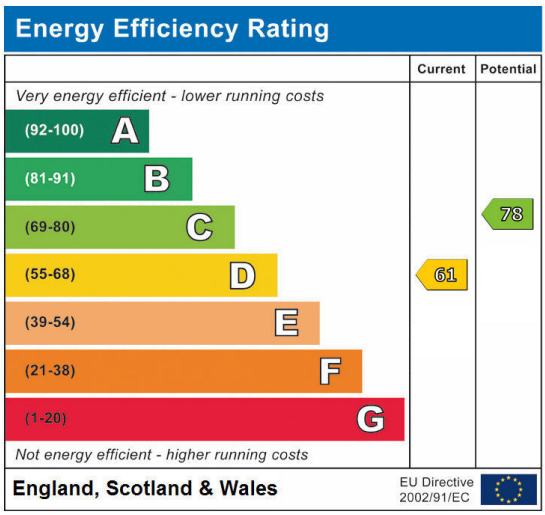
Approx Gross Internal Area
149 sq m / 1603 sq ft



Ground Floor
Approx 78 sq m / 836 sq ft

First Floor
Approx 71 sq m / 767 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.



Woodlea Close, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9NT

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

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