

4 bed detached house to buy in

Whitworth Park Drive, Elba Park, Houghton Le Spring, Tyne and Wear, DH4 6GN

£365,000 Offers Over

x 4 x 2 x 2

Tenure

Freehold

Allocated parking

Garden

Property features

- Detached Family Home
- Four Double Bedrooms
- Detached Garage & Double
- David Wilson 'Bowes' Style
- EPC Rating A

Key Information

- Council Tax: Band E
- EPC Rating: A
- Heating supply: Gas

Arrange a viewing

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Branch Manager
Houghton

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate agents are excited to welcome to the market, this impressive four bedroom, detached family home, located on the highly sought after estate in Elba Park. This exceptional home has a practical layout, with excellent proportions and triple glazed windows throughout.

This family residence is perfectly positioned with Elba Park on the doorstep and in close proximity of local shops, popular schools and other amenities, great public transport and major road links via the A1, A19 and A1231. Also, within short driving distance to Sunderland, Newcastle and Durham City Centres. Elba Park is an award winning, 52 hectare green-space, with a network of footpaths and trails of beautiful walks.

The 'Bowes' style home is renowned for its well-balanced and spacious layout, offering a welcoming entrance hallway, generous lounge, a stylish open-plan kitchen and dining room, a study/playroom, utility area and ground floor WC. To the first floor lies the master bedroom with an en-suite, a further three double bedrooms and a modern four-piece family bathroom. Externally to the rear there is a generous garden, detached garage and two car driveway, with the bonus of visitor parking.

Additionally, this property benefiting from gas central heating and owned solar panels, which provides revenue on a regular basis.

Early viewings come highly recommended to appreciate this rare opportunity of this stunning, ready to move into family home, Please contact our Houghton branch to arrange a viewing

Council Tax Band: E

Tenure: Freehold

Price: Offers Over £365,000

Property Type: Detached House

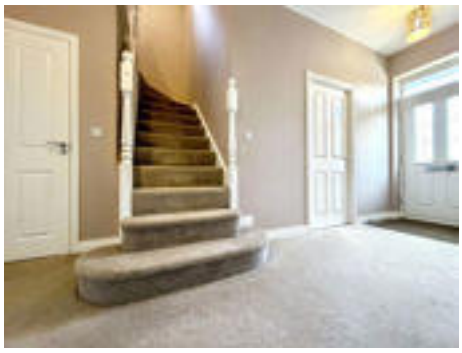
USPs: Garden

Parking: Allocated

Heating: Gas

Entrance/Hallway

Property entrance leading to a welcoming hallway, finished with neutral décor, carpet flooring and radiator.



Lounge

6.14m x 3.70m (20'1" x 12'1")

Spacious and stylish lounge with large bay full length window allowing in plenty of natural light, neutral carpet flooring and two radiators.



Kitchen/Dining Room

5.91m x 3.44m (19'4" x 11'3")

Stylish open-plan kitchen and dining area benefiting from a range of wall, base and full-length units with contrasting Quartz work surfaces and matching up-stands. There is also the benefit of integrated appliances including dishwasher, fridge/freezer, eye level dual ovens/grill, a 5 ring burner gas hob and extractor hood, as well as luxury vinyl tile flooring and attractive tiled splash backs. A bespoke breakfast bar provides more workspace and seating as well as additional base and wall units. The full length triple glazed window and French doors leading to the rear garden, provide an abundance natural light.



Utility Area

185.00m x 1.73m (606'11" x 5'8")

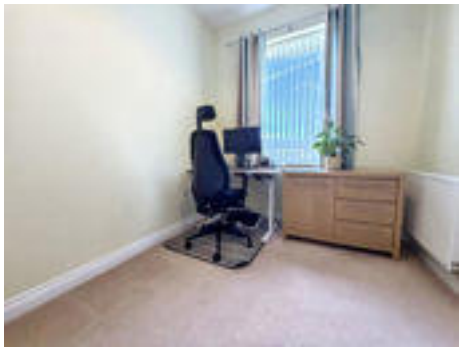
The utility has fitted wall units, contrasting work surfaces with matching up-stands and luxury vinyl tiled flooring. There is also plumbing for a washing machine, space for a dryer, spacious pantry cupboard, a radiator and an external door leading to the rear garden.



Study

3.04m x 2.34m (9'11" x 7'8")

A versatile room currently used as a study, which has neutral carpet flooring and decor.



Ground Floor W.C

1.90m x 1.42m (6'2" x 4'7")

Convenient WC with a hand wash basin, large storage cupboard, radiator, vinyl flooring and a triple glazed window.



First Floor Hallway

The first floor hallway has a double storage cupboard and gives access to a partially boarded loft, which has lighting.

Principal Bedroom

4.69m x 3.71m (15'4" x 12'2")

Spacious double bedroom with an en-suite, two sets if fitted wardrobes, full length mirrors, carpet flooring and plenty of space for additional furniture.



En-suite

2.16m x 1.78m (7'1" x 5'10")

Convenient en-suite benefiting from a large walk-in shower, WC and a hand basin with vanity cupboard. Tile flooring, partly tiled walls, and heated towel rail.



Bedroom Two

4.05m x 2.88m (13'3" x 9'5")

Spacious double bedroom with carpet flooring and a large a triple glazed front aspect window flooding the room with natural light.



Bedroom Three

3.76m x 3.19m (12'4" x 10'5")

Spacious double bedroom with carpet flooring, fitted wardrobes, and a triple glazed rear aspect window looking over Elba Park.



Bedroom Four

3.24m x 2.67m (10'7" x 8'9")

Versatile double bedroom with carpet flooring, currently being used as an office.



Bathroom

2.40m x 2.02m (7'10" x 6'7")

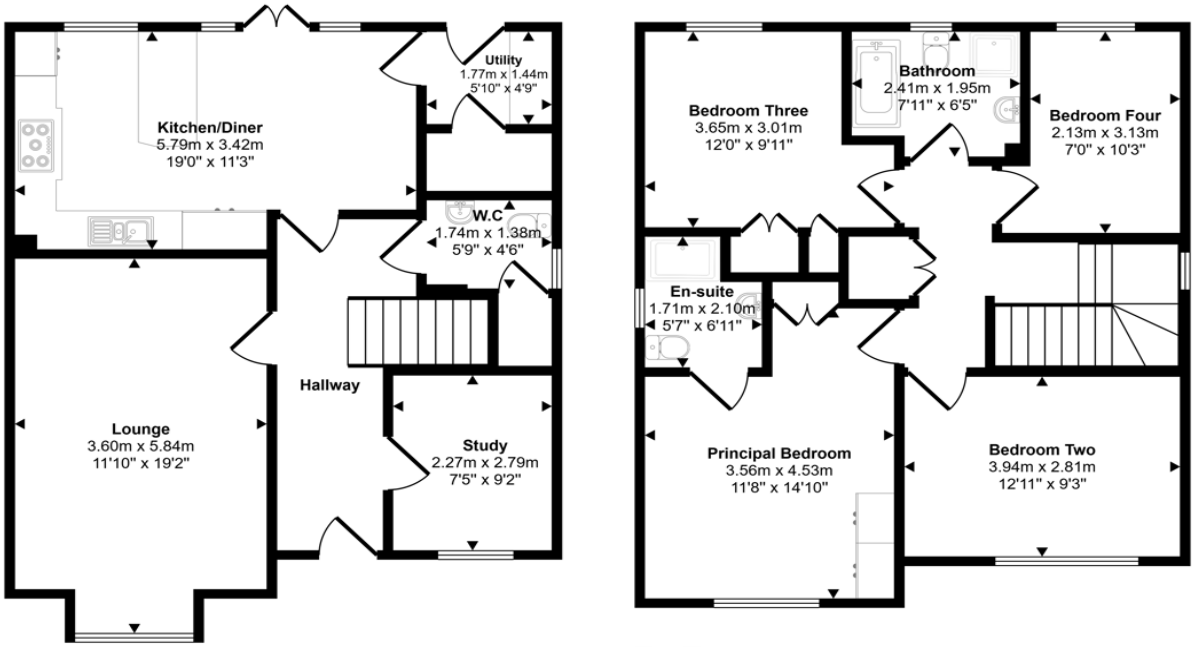
Modern four-piece bathroom benefiting from a paneled bath, shower cubical, hand wash basin and WC. Tiled flooring, partly tiled walls, vanity cupboard, and heated towel rail.



External

Externally to the front there is a garden and gated access to the rear. To the rear and side lies a good sized, private garden laid to lawn with a decked section and a patio area adjacent to the property. Beyond the garden there is a detached garage with double driveway and more space for visitors parking.

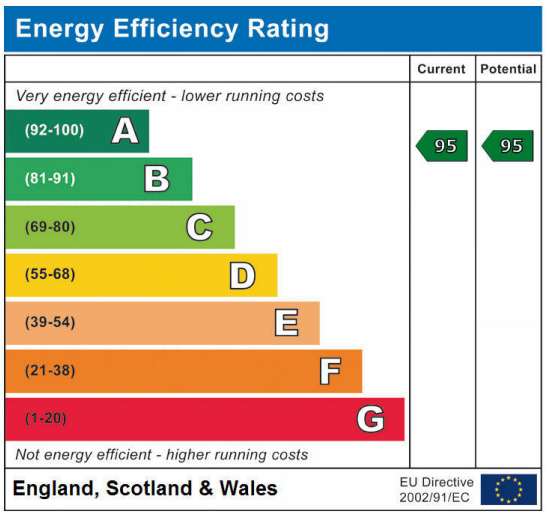
Approx Gross Internal Area
132 sq m / 1416 sq ft



Ground Floor
Approx 66 sq m / 710 sq ft

First Floor
Approx 66 sq m / 706 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.



Whitworth Park Drive, Elba Park, Houghton Le Spring, Tyne and Wear, DH4 6GN

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

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