

4 bed detached house to buy in

Bowater Close, Signet Grange, Houghton Le Spring, Tyne and Wear, DH4 6GY

£235,000

x 4 x 2 x 1

Tenure

Freehold

Driveway parking

Garden

Property features

- Detached Family Home
- Four Double Bedrooms
- Generous Garden With Sun Room
- Two Car Driveway & Garage
- EPC Rating C

Key Information

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

Arrange a viewing

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Branch Manager
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- Flexible viewing slots
- Accompanied viewings

Description

DETACHED FAMILY HOMEFOUR BEDROOMS**PRINCIPLE BEDROOM WITH EN-SUITE**STYLISH BATHROOM**GARAGE & TWO CAR DRIVEWAY**GENEROUS REAR GARDEN WITH A GARDEN ROOM**HIGHLY DESIRABLE LOCATION**

Pattinson Estate Agents are delighted to bring to the market this impressive four bedroom detached family home, situated within the highly sought-after cul-de-sac of Bowater Close, Houghton Le Spring. Ideally positioned close to a range of local shops and amenities, excellent public transport links and major road connections via the A1, the property is also within walking distance of Dubmire Primary Academy and Elba Park. Additionally, Rainton Meadows Nature Reserve, Houghton Le Spring Town Centre, Sunderland and Durham City Centres are all just a short drive away.

This attractive home is well presented throughout and offers spacious accommodation, briefly comprising:- Entrance hallway, an open plan lounge/dining room with French doors opening onto the rear garden, a modern kitchen and a ground floor W.C. To the first floor lies the principal bedroom with en-suite facilities, a further three double bedrooms and a stylish family bathroom.

Externally, to the front there is a two car driveway leading to a garage, providing ample off-street parking. To the rear, the property enjoys a generously sized garden with the added benefit of an insulated garden room and not being overlooked.

Early viewing is highly recommended to fully appreciate the size, standard and location of this fantastic family home. Please contact our Houghton branch to arrange a viewing.

Council Tax Band: D

Tenure: Freehold

Price: £235,000

Property Type: Detached House

USPs: Garden

Parking: Driveway, Driveway & Garage

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Conservation area: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance/Hallway

Property entrance leading to the hallway, which has a radiator and a storage cupboard.



Lounge/Dining Room

3.18m x 7.22m (10'5" x 23'8")

Open plan lounge/diner with carpet flooring, two radiators, a double glazed rear aspect window and French doors leading to the rear garden.



Kitchen

3.48m x 2.56m (11'5" x 8'4")

Modern kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, integrated dishwasher, washing machine and an oven with a gas hob. Porcelain tiled flooring, tiled splash back, a breakfast bar, radiator and a double glazed front aspect window.



Ground Floor W.C

1.04m x 1.90m (3'4" x 6'2")

Convenient W.C with hand wash basin, vinyl flooring and a radiator.



Principal Bedroom

4.12m x 4.52m (13'6" x 14'9")

Double bedroom with an en-suite, carpet flooring, radiator and two double glazed front aspect windows.



En-suite

1.24m x 2.27m (4'0" x 7'5")

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



Bedroom Two

4.12m x 3.12m (13'6" x 10'2")

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



Bedroom Three

3.34m x 2.28m (10'11" x 7'5")

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



Bedroom Four

2.69m x 2.65m (8'9" x 8'8")

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



Bathroom

2.14m x 2.05m (7'0" x 6'8")

Stylish three piece bathroom benefiting from a 'P' shaped bath with an overhead waterfall shower, hand wash basin and W.C vanity unit. Luxury vinyl tile flooring, UPVC cladded splash back, a column radiator and a double glazed window.



Garden Room

3.33m x 2.87m (10'11" x 9'4")

An insulated garden room which has laminate flooring, a wall mounted electric radiator and two set of dual doors. The garden room also benefits from having stand alone electrics and its own fuse board.

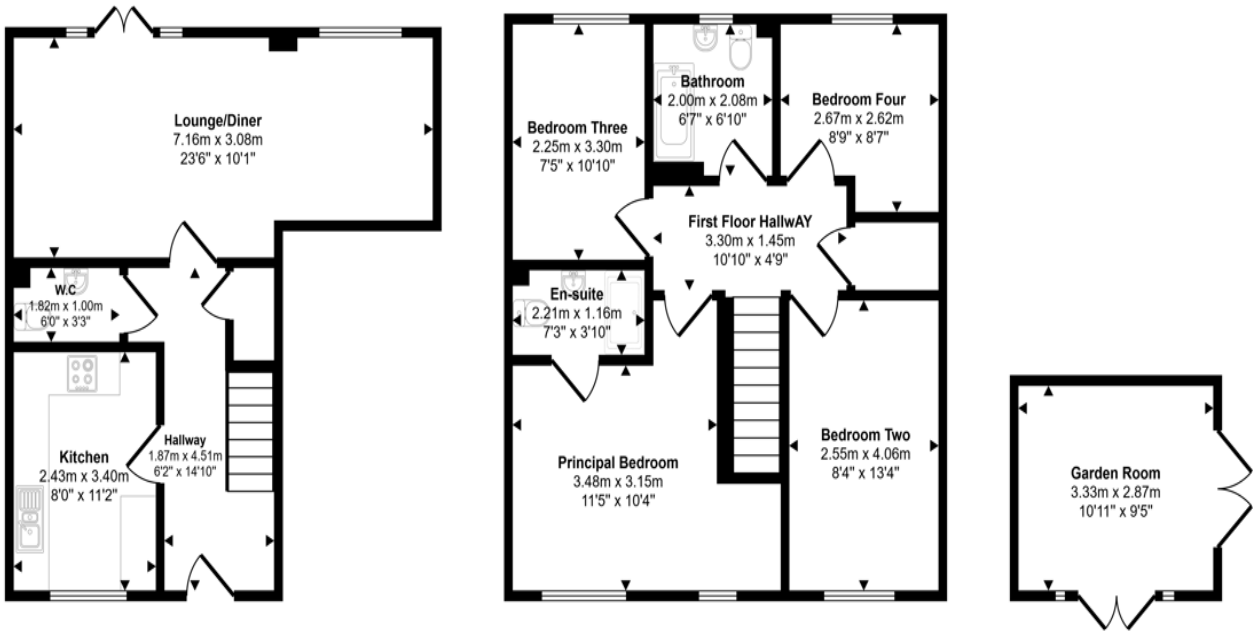


External

Externally to the front there is a an open garden laid to artificial turf, a two car driveway and garage, there is also gated access to the rear garden. Externally to the rear there is good sized garden laid to artificial turf , a decked area and a patio area adjacent to the property. The rear garden also benefits from a garden room and not being overlooked.



Approx Gross Internal Area
108 sq m / 1163 sq ft

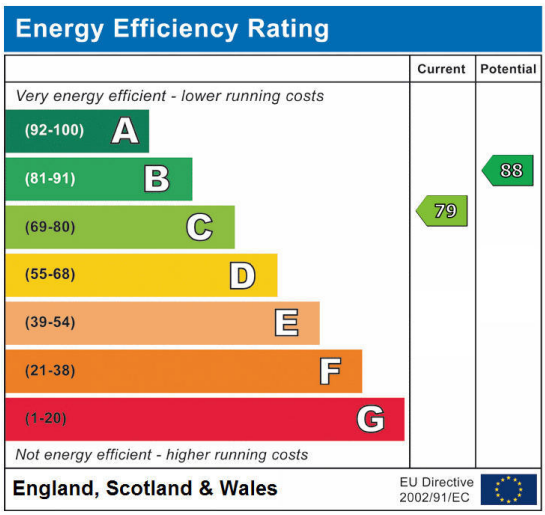


Ground Floor
Approx 42 sq m / 448 sq ft

First Floor
Approx 57 sq m / 612 sq ft

Outbuilding
Approx 10 sq m / 103 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.



Bowater Close, Signet Grange, Houghton Le Spring, Tyne and Wear, DH4 6GY

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

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