

4 bed detached house to buy in

Dunholm Close, Houghton Le Spring, Tyne and Wear, DH5 8NX

£314,999

x 4 x 3 x 2

Tenure

Freehold

Driveway & Garage parking

Garden

Property features

- Extended 4 bedroom detached
- Highly desirable area
- Showpiece feature kitchen
- Rare to market
- EPC Rating C

Key Information

- Council Tax: Band E
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

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Houghton

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this beautifully extended and significantly upgraded detached family residence. Perfectly situated within Dunholm Close, Houghton-le-Spring (DH5 8NX), this home occupies a highly sought-after, desirable cul-de-sac location where properties of this nature rarely become available.

Meticulously redesigned to offer spacious, contemporary living, the property has been substantially expanded to the rear to create a magnificent, open-plan living hub.

At its heart is a bespoke kitchen featuring a show-stopping central island—perfect for cooking, dining, and entertaining—which flows seamlessly into the dining area and an airy conservatory.

Practicality meets convenience with an attached garage offering direct access into the home, alongside a highly functional covered storage area spanning one full side of the property.

Spread over three impressive floors, the generous sleeping arrangements comprise three spacious bedrooms and a versatile loft room, including a principal master suite complete with its own modern, private shower facilities.

The interior connects beautifully with the outdoors, opening onto a private, entirely not-overlooked rear garden that offers a peaceful, secluded sanctuary.

Combining contemporary luxury with exceptional connectivity, this rare-to-market home sits within easy reach of local schools, country parks, and major transport links like the A690.

Property Description

Ground Floor:

Entrance Hallway: A warm and welcoming entry point featuring high-quality flooring and access to the ground floor living areas.

Ground Floor W/C: A highly convenient, modern guest cloakroom featuring low-level toilet and hand wash basin.

Lounge: A bright, airy, and spacious primary reception room perfect for family relaxation.

Open-Plan Kitchen & Dining Area: The true crown jewel of the home. This stunning, extended space boasts contemporary cabinetry, sleek counter-tops, and an expansive centrepiece island with integrated seating. The layout flows effortlessly into the dedicated dining space, perfect for family meals and formal hosting.

Conservatory: Linking directly from the kitchen and dining areas, this light-filled room offers beautiful panoramic views of the garden and acts as an extension of the open-plan living hub.

First Floor:

Landing: Providing access to the primary bedrooms and family bathroom suite.

Master Bedroom: A generous, beautifully presented principal bedroom complete with its own dedicated en-suite.

Master En-suite: A sleek, modern en-suite bathroom featuring a luxury corner shower cubicle, contemporary wash basin, and WC.

Remaining Bedrooms: Two further double bedrooms, each offering ample space for storage and bedroom furniture.

Versatile Dressing Room & Office: A cleverly designed, private space perfectly utilising the layout to offer a quiet home office and dedicated dressing area.

Family Bathroom: A modern, refitted family bathroom complete with high-end fixtures and elegant tiling.

Second Floor:

Loft Room: Accessible via a fixed staircase, this versatile, fully converted loft room features carpet flooring and skylight windows. It serves as an ideal home office, cinema room, or teenage retreat.

External:

Front Aspect: A well-maintained front exterior featuring a multi-car driveway leading to the main entrance.

Rear Garden: A private, landscaped rear garden accessible via the conservatory, providing an ideal, safe environment for outdoor entertaining and play.

Location & Amenities:

Dunholm Close is perfectly positioned within walking distance of popular local schools, boutique shops, and scenic green spaces like Hetton Lyons Country Park. The estate offers superb public transport links and immediate access to the A690, ensuring a smooth commute to Durham City Centre, Sunderland City Centre, and Newcastle.

Early internal viewings come highly recommended to truly appreciate the standard, scale, and premier location of this property.

Please call our Houghton branch or contact the team online at Pattinson Estate Agents to arrange your viewing slot

Council Tax Band: E

Tenure: Freehold

Price: £314,999

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room



Kitchen



Dining Room



Conservatory



Bedroom 1



Master en-suite



Bedroom 2



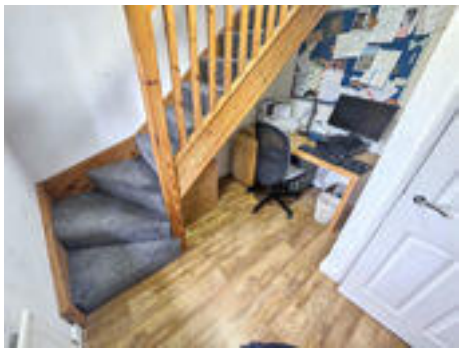
Bedroom 3



Loft Room

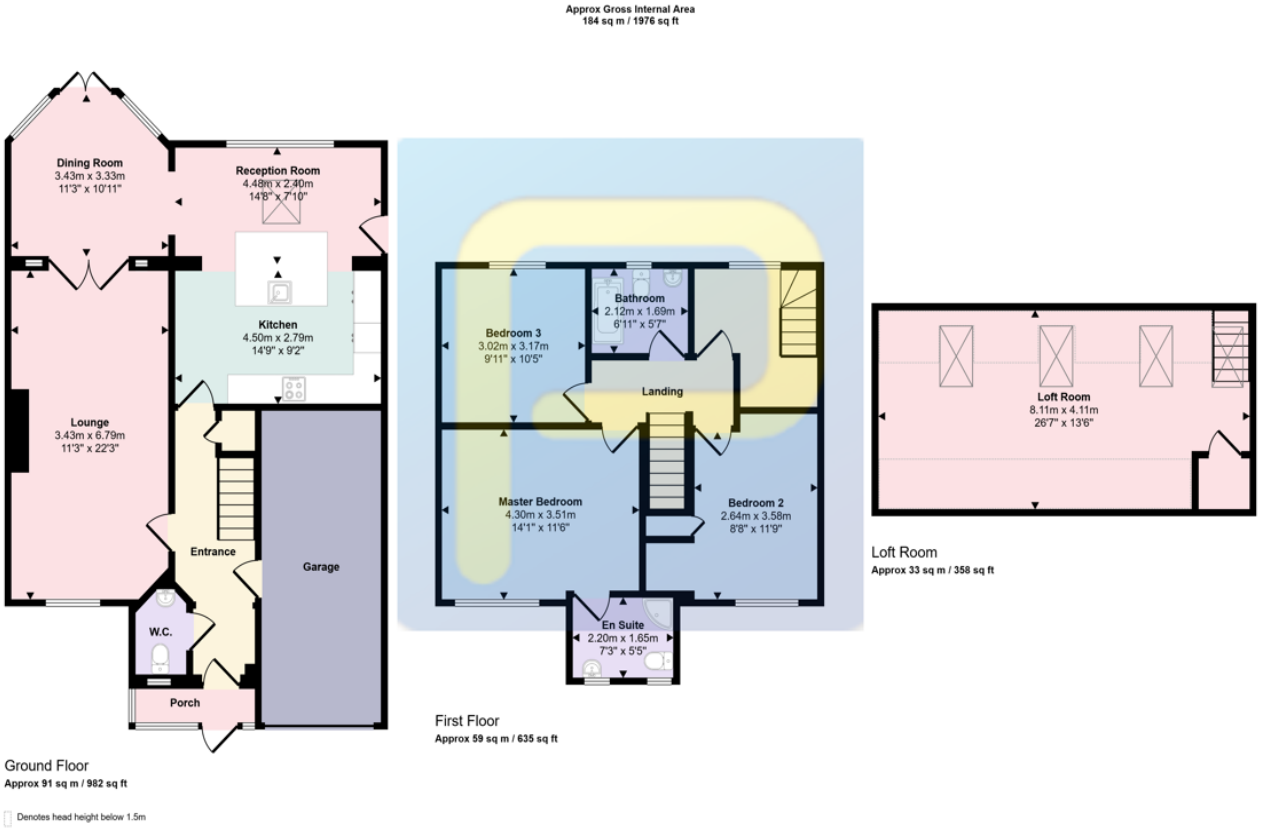


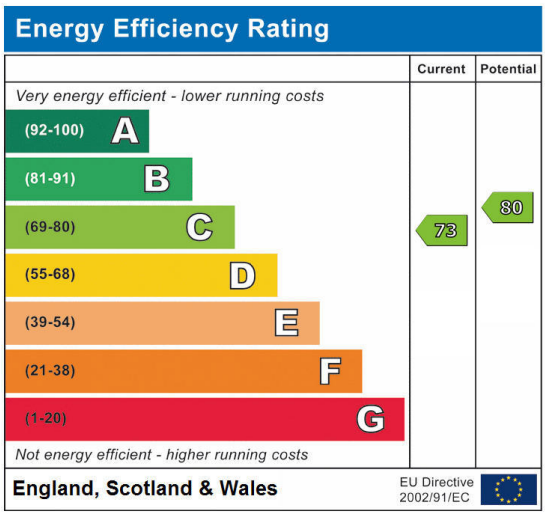
Office/Dressing Room



Bathroom







Dunholm Close, Houghton Le Spring, Tyne and Wear, DH5 8NX

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

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