

6 bed detached house to buy in

Ellesmere Close, Houghton Le Spring,
Tyne and Wear, DH4 5NJ

£325,000

x 6 x 3 x 2

Tenure

Freehold

Driveway & Garage parking

Garden

Property features

- Detached Family Home
- Six Double Bedrooms
- Three Bathrooms & W.C
- Large Orangery
- EPC Rating C

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

DETACHED FAMILY HOMESIX DOULBE BEDROOMS**THREE BATHROOMS**LARGE ORANGERY**WEST FACING REAR GARDEN**GARAGE & DRIVEWAY**SOUGHT AFTER LOCATION**

Pattinson Estate agents are excited to welcome to the market this impressive detached home, which boasts six double bedrooms and a large orangery, located on the popular Mulberry Park, Houghton Le Spring. Perfectly positioned within easy access of local shops and other amenities, great public transport and major road links via the A690. Also within walking distance to an array of popular schools and Elba Park, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland and Durham City Centre's.

This splendid home offers spacious accommodation throughout and briefly comprises:- Entrance/hallway, lounge, stylish kitchen, W.C, a good sized orangery, utility area and an office, which has been part built into the garage. To the first floor lies four double bedrooms, one of which benefits from an en-suite, along with a family bathroom. To the second floor there is two double bedrooms and a shower room. Externally, to the front there is a garden with a driveway and garage, while to the rear lies a private West facing garden.

Early viewing is highly recommended to fully appreciate the size and convenient location this fantastic home has to offer. Please contact our Houghton branch to arrange your viewing.

Council Tax Band: E

Tenure: Freehold

Price: Offers In Excess Of £325,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Entrance/Hallway

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



Lounge

5.35m x 3.33m (17'6" x 10'11")

Spacious lounge with carpet flooring, a radiator and a double glazed front aspect bay window.



Office/Gym

2.80m x 2.87m (9'2" x 9'4")

A versatile room currently used as a gym has being partially built into the garage. This area has carpet flooring and a radiator.

Kitchen

3.22m x 6.50m (10'6" x 21'3")

Stunning kitchen with benefiting from a range of upper, lower and full length units with contrasting square edge worksurfaces and matching splash back. The kitchen also benefits from a pantry cupboard, composite sink unit, integrated dishwasher, two ovens and an induction hob. Laminate flooring, a vertical radiator, internal window opening and open flow access to the orangery.



Orangery

3.51m x 6.41m (11'6" x 21'0")

Large orangery with laminate flooring, a vertical radiator, double glazed windows, fully glazed roof and a Bi-fold doors leading to the rear garden.



Utiltiy

2.07m x 1.60m (6'9" x 5'2")

The utility area has fitted base and wall units, worksurfaces, a stainless steel sink unit, plumbing for a washing machine and space for a dryer. Laminate flooring, tiled splash back, radiator and an external door leading to the rear garden.

Ground Floor W.C

1.04m x 1.61m (3'4" x 5'3")

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



Principal Bedroom

4.91m x 3.41m (16'1" x 11'2")

Double bedroom with an en-suite, carpet flooring, a radiator and a double glazed front aspect bay window.



En-suite

1.41m x 2.16m (4'7" x 7'1")

Convenient en-suite with a walk-in shower, hand wash basin and a WC. Vinyl flooring, partly tiled walls, a radiator and a double glazed window.



Bedroom Two

4.64m x 2.73m (15'2" x 8'11")

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



Bedroom Three

3.57m x 2.70m (11'8" x 8'10")

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



Bedroom Four

3.57m x 2.68m (11'8" x 8'9")

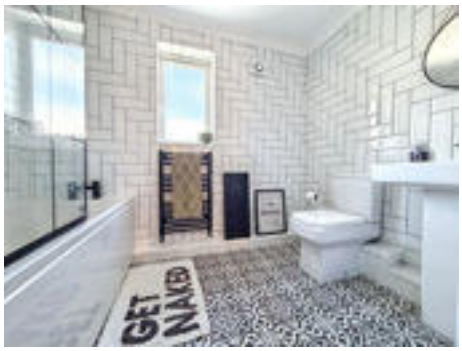
Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



Bathroom

2.65m x 2.61m (8'8" x 8'6")

Modern bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and WC. Tiled flooring and walls, a storage area, heated towel rail and a double glazed window.



Bedroom Five

5.98m x 3.41m (19'7" x 11'2")

Double bedroom located on the second floor, has carpet flooring, a radiator and a double glazed rear aspect window.



Bedroom Six

4.11m x 3.49m (13'5" x 11'5")

Double bedroom also located on the second floor has a walk-in wardrobe (6'0 x 8'10), carpet flooring, radiator and a double glazed rear aspect window.



Shower Room

1.94m x 2.11m (6'4" x 6'11")

Located on the second floor the shower rooms beneftis from a walk-in wardrobe, hand wash basin and WC. Laminate flooring, partly tiled walls, a heated towel rail and a Velux window.

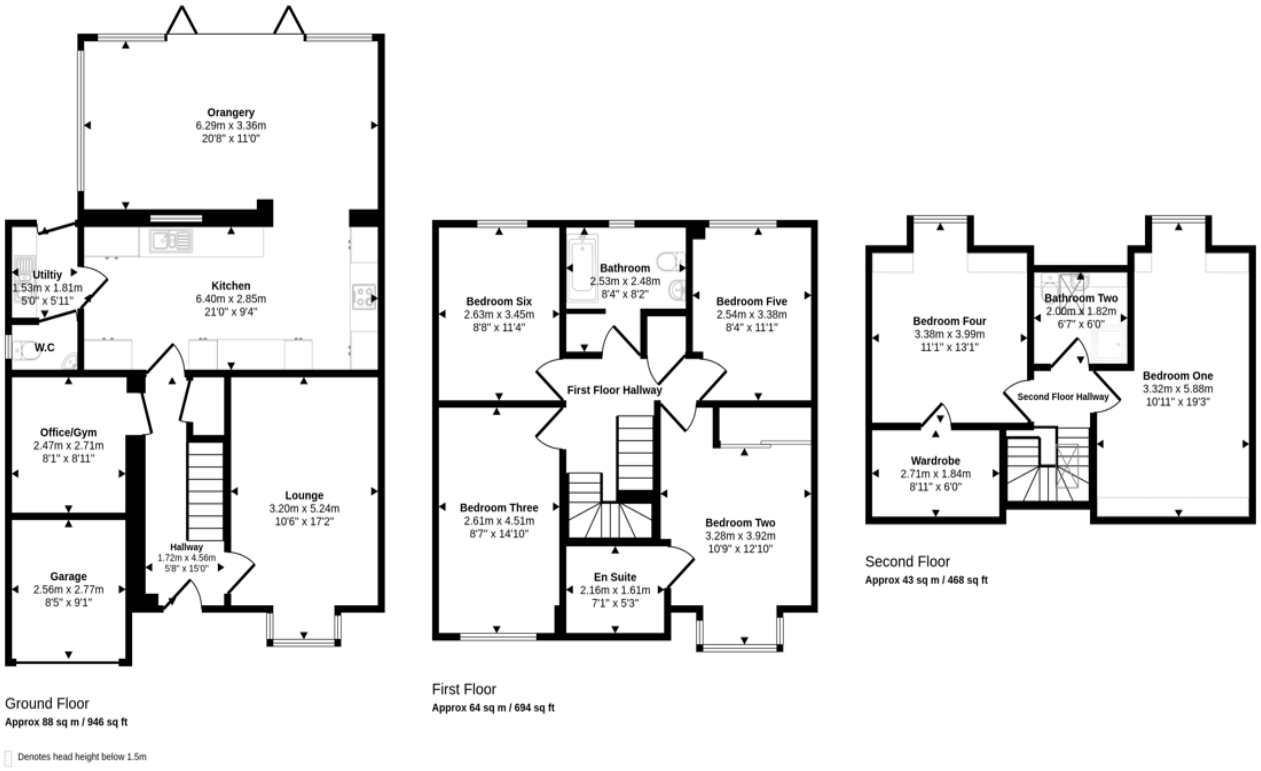


External

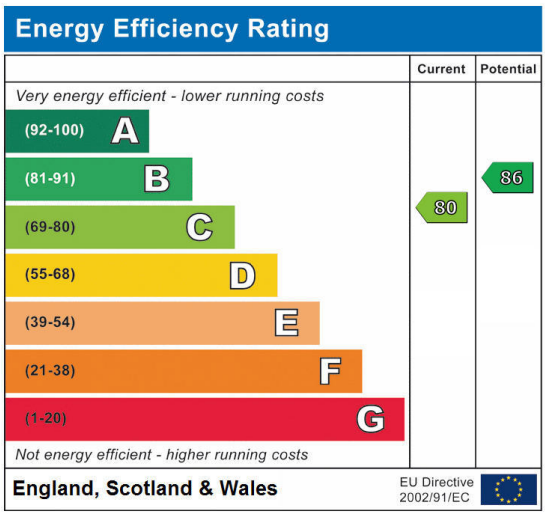
Externally, to the front there is an open lawn, driveway and garage (8'4 x 9'1). To the rear lies a private west facing garden laid to lawn with a patio area adjacent to the property, The rear garden also benefits from a hot tub.



Approx Gross Internal Area
196 sq m / 2108 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.



Ellesmere Close, Houghton Le Spring, Tyne and Wear, DH4 5NJ

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 firms employment has the authority to make or give any representation or warranty in respect of the property.