4 bed detached house to buy in

Coptleigh, Houghton Le Spring, Tyne and Wear, DH5 8JE

£294,950

x 4 x 2 x 3

Tenure

Freehold

Driveway & Garage parking

Garden

Property features

- Extended Family Home
- Detached Property
- Four Bedrooms
- West Facing Rear Garden
- Garage & Driveay

Key Information

- Council Tax: Band D
- Heating supply: Gas

Arrange a viewing

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Branch Manager
Houghton

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- Flexible viewing slots
- Accompanied viewings

Description

EXTENDED FAMILY HOMEDETACHED PROPERTY**FOUR BEDROOMS**PRINCIPLE BEDROOM WITH EN-SUITE**DRIVEWAY & GARAGE**WEST FACING REAR GARDEN**SOUGHT AFTER CUL-DE-SAC LOCATION**

Pattinson Estate Agents are delighted to welcome to the market this impressive detached family home, benefiting from a substantial extension and a private West facing rear garden. This beautifully presented property is situated within the highly sought after cul-de-sac of Coptleigh, Houghton Le Spring, ideally positioned close to local amenities, excellent public transport links and major road networks via the A690. The Coptleigh estate is also within walking distance of popular local schools, with Houghton Le Spring High Street, several country parks, Sunderland and Durham City all just a short drive away.

This spacious and well maintained family home offers generous accommodation throughout and briefly comprises: entrance/hallway, spacious lounge, dining room, modern kitchen, utility area, sun room and a ground floor W.C. To the first floor is the principal bedroom with an en-suite, three further bedrooms and a three-piece family bathroom. In addition, a separate staircase provides access to a versatile office/study area. Externally, the property benefits from an open front garden, driveway and garage, whilst to the rear is a private West-facing garden,

Properties of this magnitude and condition are rare to the market, early viewings come highly recommended. Please call our Houghton branch to arrange a viewing.

Council Tax Band: D

Tenure: Freehold

Price: £294,950

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge, W.C and the first floor staircase.

Lounge

4.56m x 4.44m (14'11" x 14'6")

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

Dining Room

3.19m x 2.67m (10'5" x 8'9")

Separate diner with carpet flooring, a radiator and patio doors leading to the sun room.

Kitchen

3.17m x 283.00m (10'4" x 928'5")

Modern kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a composite sink unit, plumbing for a dishwasher and a free standing oven with a gas hob. Laminate flooring, tiled splash back, a radiator and a double glazed rear aspect window.

Sun Room

3.85m x 2.25m (12'7" x 7'4")

The sun room has double glazed windows, an insulated roof, laminate flooring, a Velux window and French doors leading to the rear garden.

Utility

1.71m x 2.47m (5'7" x 8'1")

The utility area has laminate flooring, plumbing for a washing machine, a radiator and a double glazed window. The utility also gives access to the garage and rear garden.

Ground Floor W.C

1.88m x 0.82m (6'2" x 2'8")

Convenient downstairs W.C with a hand wash basin and a vanity cupboard, vinyl flooring, a radiator and a double glazed front aspect window.

Principal Bedroom

3.54m x 3.23m (11'7" x 10'7")

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

En-suite

1.48m x 2.46m (4'10" x 8'0")

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

Bedroom Two

2.97m x 3.24m (9'8" x 10'7")

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

Bedroom Three

3.95m x 2.39m (12'11" x 7'10")

Double bedroom with carpet flooring, fitted wardrobes, a storage cupboard, radiator and a double glazed front aspect window.

Bedroom Four

2.58m x 2.07m (8'5" x 6'9")

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

Bathroom

2.00m x 2.04m (6'6" x 6'8")

Three piece bathroom benefiting from a panelled bath with an overhead shower, hand wash basin and W.C. Tiled flooring, tiled walls, a radiator and a double glazed rear aspect window.

Office/Study

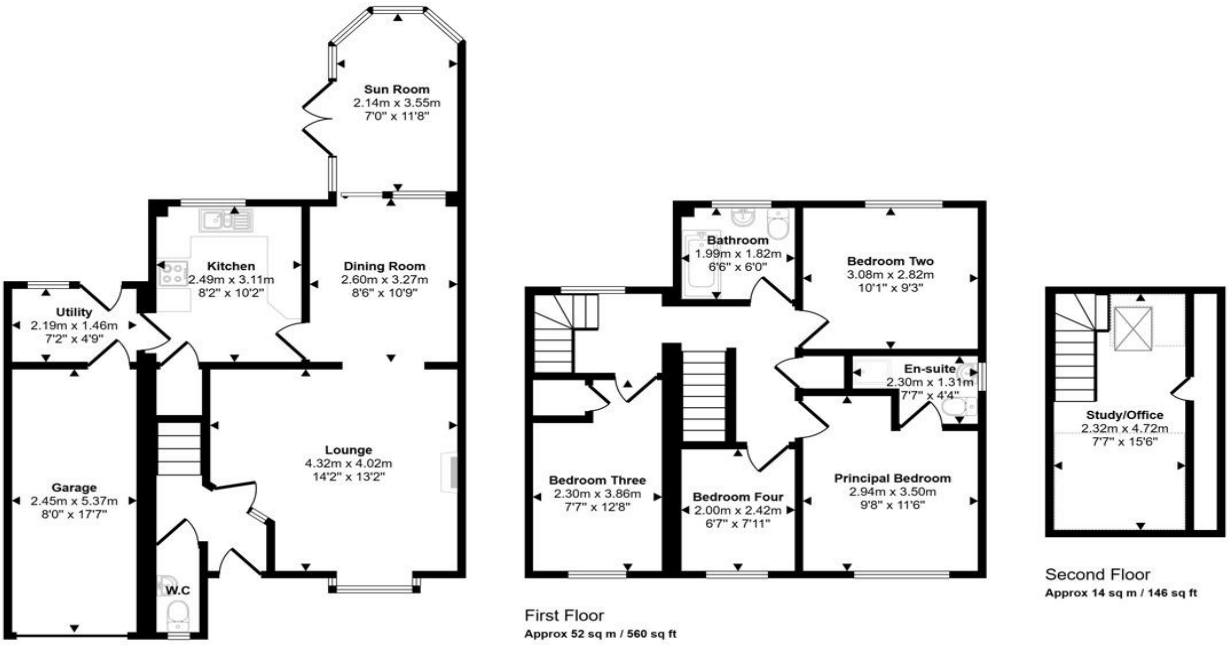
4.52m x 2.39m (14'9" x 7'10")

To the second floor is a versatile space, which has carpet flooring, a radiator and a Velux window.

External

Externally, to the front there is open lawn with a two car driveway and garage. To the rear lies a a West facing garden, which is laid to lawn, artifice turf and patio. The rear garden also benefits from not being overlooked and two wooden sheds.

Approx Gross Internal Area
131 sq m / 1411 sq ft



Ground Floor
Approx 65 sq m / 705 sq ft

First Floor
Approx 52 sq m / 560 sq ft

Second Floor
Approx 14 sq m / 146 sq ft

Denotes head height below 1.5m

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.

Coptleigh, Houghton Le Spring, Tyne and Wear, DH5 8JE

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

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