



## 3 bed detached house to buy in

Elmfield, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9BX

# £229,950

 x3
  x2
  x2

Tenure

**Freehold**

## Property features

- ✓ NO ONWARD CHAIN!
- ✓ Detached Family Home
- ✓ Three Bedrooms
- ✓ Stunning Four Piece bathroom
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

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

## Description

**\*\*NO CHAIN\*\*DETACHED & EXTENDED FAMILY HOME\*\*THREE BEDROOMS\*\*PRIVATE REAR GARDEN\*\*DRIVEWAY & GARAGE\*\*HIGHLY SOUGHT AFTER CUL-DE-SAC LOCATION\*\***

Pattinson Estate Agents are delighted to welcome to the market this immaculately presented detached family home, which boasts three bedrooms and is pleasantly positioned on the extremely sought after cul-de-sac of Elmfield, Hetton-Le-Hole. Perfectly situated within close proximity to local shops and other amenities, great public transport and major road links via the A690. Also within walking distance to Hetton Lyons Country Park and popular local schools, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland & Durham City Centres.

This stunning family property is spacious throughout thanks to its large extension to the rear and briefly comprises:- Entrance/porch, spacious lounge, a ground floor bathroom and a modern kitchen with open flow to the diner, which gives access to rear garden via Bi-fold doors. To the first floor lies the principle bedroom with en-suite, a further two bedrooms and an impressive four piece family bathroom. Externally to the front there is a garden and a blocked paved driveway leading to a garage, to the rear there is a good sized rear garden, which has the benefit of not being overlooked.

Early viewings comes highly recommended to appreciate the location, size and standard of this beautiful home, please call our Houghton branch to arrange a viewing.

Council Tax Band: C

Tenure: Freehold

Price: Offers In Excess Of £229,950

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Porch

0.97m x 1.96m (3'2" x 6'5")

Property entrance leading to the porch, which has Parquet flooring, a storage cupboard, radiator and a double glazed window.

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## Lounge

4.85m x 3.50m (15'10" x 11'5")

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



## Kitchen

Modern kitchen benefiting from a range of upper and lower units with contrasting worksurfaces and matching upstands, composite sink unit, plumbing for a washing machine, an integrated oven with a ceramic hob, under counter fridge and freezer. Parquet flooring, a vertical radiator and double glazed rear aspect window, the kitchen also gives open flow access to the dining room.



## Dining Room

The diner has Parquet flooring, a radiator and Bi-fold doors leading to the rear garden.



## Ground Floor W.C

0.97m x 1.69m (3'2" x 5'6")

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



## First Floor Hallway

The first floor hallway has carpet flooring, two storage cupboards and a radiator, there is also the additional benefit of a Velux window.

## Principal Bedroom

3.76m x 3.51m (12'4" x 11'6")

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



## En-suite

3.76m x 2.69m (12'4" x 8'9")

Convenient en-suite benefiting from a walk-in shower, a W.C and a hand wash basin. Vinyl flooring, tiled splashback, radiator and a double glazed window.



## Bedroom Two

3.67m x 2.69m (12'0" x 8'9")

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



## Bedroom Three

3.50m x 1.98m (11'5" x 6'5")

Third bedroom with carpet flooring, integrated wardrobes, a radiator and a double glazed rear aspect window.



## Bathroom

2.92m x 2.89m (9'6" x 9'5")

Stunning four piece bathroom benefiting from a free standing bath, a walk-in shower, W.C and a hand wash basin with vanity drawers. Tiled flooring, tiled walls, a fitted mirror with backing light, recess shelves, underfloor heating and a double glazed rear aspect window. There is also the added bonus of a storage cupboard that has a radiator.



## Front External

Externally to the front there is a garden laid to lawn with a shrubbed boarded and a block paved driveway leading to the rear garage (16'3 x 8'6). The garage also benefits from a raised storage area.

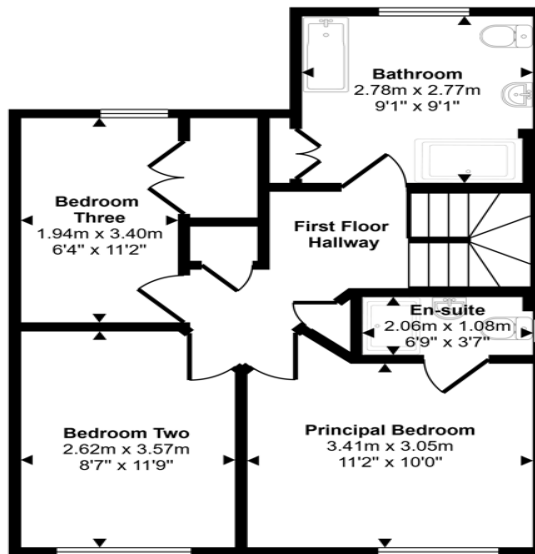
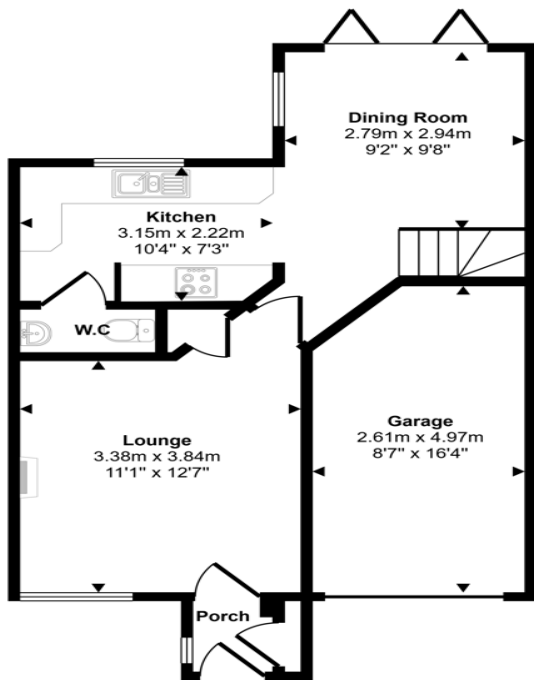
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## Rear External

Externally to the rear there is a private rear garden laid to lawn with mature shrubs and bushes, there is a also a patio area adjacent to the property.



Approx Gross Internal Area  
99 sq m / 1070 sq ft



First Floor  
Approx 49 sq m / 529 sq ft

Ground Floor  
Approx 50 sq m / 541 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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