



4 bed detached house to buy in

Greenbrook Drive, East Rainton,
Houghton Le Spring, Tyne and Wear, DH5
9RL

£339,950

 x4  x2  x2

Tenure

Freehold

Property features

- ✓ Detached Family Home
- ✓ Four Double Bedrooms
- ✓ Stunning Kitchen/Diner with Bi-fold Doors
- ✓ Driveway & Garage
- ✓ EPC Rating B

Driveway & Garage parking

Garden

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

Description

****DETACHED FAMILY HOME**FOUR DOUBLE BEDROOMS**STUNNING KITCHEN/DINING ROOM**GARAGE AND DRIVEWAY**SOUTH/EAST FACING REAR GARDING BACKING ON TO A WOODLAND**NO UPPER CHAIN****

Pattinson Estate Agents are excited to welcome to the market this impressive detached family home boasting 4 double bedrooms is situated on highly sought after estate of Greenbrook Drive, East Rainton. This beautifully decorate home is perfectly located within close proximity to local amenities, popular schools, great public transport and major road links via the A690. Also within a short drive to Rainton Meadows Nature Reserve, Hetton Lyons Country Park, Durham City & Sunderland City centres.

This impressive family residence is spacious throughout and briefly comprises:- Entrance/hallway, spacious lounge, stylish kitchen/dining area with bi-fold doors leading to the rear garden. ground floor W.C. To the first floor you will find the principal bedroom with a generous en-suite featuring a digital shower, a further three double bedrooms and a three piece family bathroom, externally to the front there is an open lawn, driveway and garage, to the rear there is a private south/east facing garden, which benefits from backing on to a wooded area.

Early viewing comes highly recommended to fully appreciate the size, standard and location of this home. To arrange your internal viewing please contact our Houghton branch.

Council Tax Band: E

Tenure: Freehold

Price: £339,950

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which has Amtico flooring, a radiator and internal access to the garage. There is also the added bonus of a utility cupboard, which has plumbing for a washing machine.



Lounge

5.30m x 3.61m (17'4" x 11'10")

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

Kitchen/Dining Room

5.40m x 5.80m (17'8" x 19'0")

Modern kitchen/diner benefiting from a range of upper and lower units with contrasting square edge worksurfaces and matching up-stands, integrated dishwasher, fridge/freezer, dual ovens and a gas hob. Amtico flooring, tile splash back, two radiators and Bi-fold doors leading to the rear garden.



Ground Floor W.C

1.59m x 1.68m (5'2" x 5'6")

Convenient downstairs W.C with hand wash basin, Amtico flooring, partly tiled walls and a radiator.



First Floor Hallway

A bright and airy first floor hallway which gives access to each room.



Principal Bedroom

5.99m x 4.25m (19'7" x 13'11")

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



En-suite

2.55m x 1.38m (8'4" x 4'6")

Generously sized en-suite benefiting from a digital walk-in shower, W.C and a hand wash basin with a vanity drawer. Amtico flooring, tiled splash back, an integrated storage cupboard, heated towel rail and double glazed side aspect window.



Bedroom Two

3.00m x 3.62m (9'10" x 11'10")

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



Bedroom Three

2.88m x 3.00m (9'5" x 9'10")

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



Bedroom Four

3.01m x 2.98m (9'10" x 9'9")

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



Bathroom

3.30m x 2.20m (10'9" x 7'2")

Stylish three piece bathroom benefiting from a paneled bath with an overhead waterfall shower, W.C, hand washbasin and vanity draw. Amtico flooring, tiled splash back, heated towel rail and double glazed side aspect window.

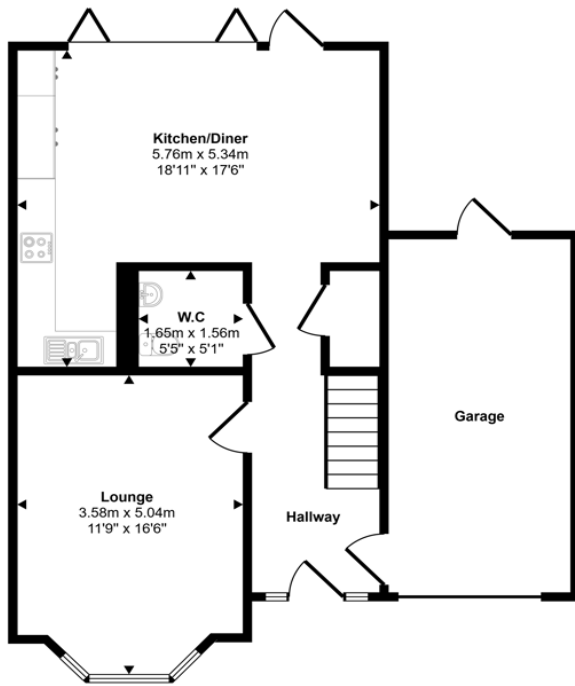


External

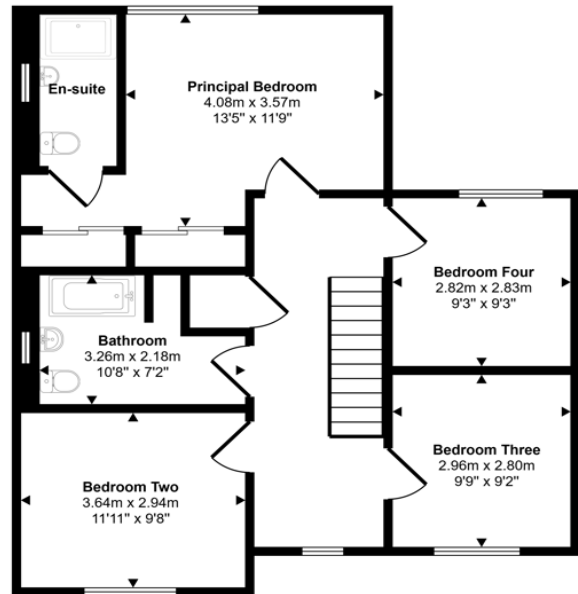
Externally to the front is an open lawn with a garage and driveway, there is also gated access to the rear garden. To the rear there is a private, South/East facing garden laid to lawn, mature shrubs and a patio area adjacent to the property. The rear garden has the added bonus of not being overlooked and backing to a woodland area.



Approx Gross Internal Area
147 sq m / 1586 sq ft



Ground Floor
Approx 75 sq m / 803 sq ft



First Floor
Approx 73 sq m / 783 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) A | | 93 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Greenbrook Drive, East Rainton, Houghton Le Spring, Tyne and Wear, DH5 9RL

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

1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>

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