



## 4 bed detached house to buy in

Holmlands, Houghton Le Spring, Tyne and Wear, DH4 4FA

**£310,000** Guide Price

 x 4  x 2  x 2

Tenure

**Freehold**

## Property features

- ✓ Upgraded Detached Home
- ✓ Four Double Bedrooms
- ✓ Stylish Kitchen/Dining Room
- ✓ Renovated Rear Garden
- ✓ EPC Rating B

Driveway & Garage parking

Garden

## Key Information

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

## Description

**\*\*DETACHED FAMILY HOME\*\*FOUR BEDROOMS\*UPGRADED THOUGHTOUT\*\*SOUTH/EAST FACING REAR GARDEN\*\*GARAGE & DRIVEWAY\*\*SOUGHT AFTER LOCATION\*\***

Pattinson Estate Agents are excited to welcome to the market this spacious four bed detached family home nestled away on the sought after estate of Holmlands, Houghton Le Spring. This family residence is ideally positioned within close proximity to local shops and other amenities, good public transport links and major road links via A690. Also within walking distance to Newbottle Primary School and the popular Beehive Pub, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland & Durham City Centre's.

This impressively presented home benefiting from being upgraded throughout and briefly comprises:- Entrance/hallway, spacious lounge with media wall, a modern kitchen/dining room with French doors leading to a the rear garden, a utility area and a ground floor W.C. To the first floor lies the principal bedrooms with an en-suite, a further three double bedrooms there is also a stylish four piece family bathroom. Externally there is a lawn with a two car driveway and garage to the front, to the rear there is a newly renovated South/East facing garden.

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

Council Tax Band: D

Tenure: Freehold

Price: Guide Price £310,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrnace/Hallway

Property entrance leading to a generous hallway, which has laminate flooring, radiator and a storage cupboard.



## Lounge

4.49m x 3.59m (14'8" x 11'9")

Spacious lounge with carpet flooring, a radiator and a double glazed front aspect window. There is also the addition of a media wall which has an integrated electric fire and recess shelves with spot lights.



## Kitchen/Dining Room

4.47m x 8.07m (14'7" x 26'5")

Upgraded kitchen/diner benefiting from a range of upper and lower units with contrasting sile stone worksurfaces with matching up-stands an inset sink, integrated dishwasher, fridge/freezer, an induction hob and dual ovens, one of which is a microwave combination. An island with further storage and a breakfast bar, Laminate flooring, two radiators, a double glazed rear aspect window and French doors leading to the rear garden, the kitchen/diner also gives open flow access to the utility room.



## Utility

The utility area benefits from a base unit, sile stone worksurface, plumbing for a washing machine, a radiator and an external door leading to the side of the property.



## Ground Floor W.C

0.94m x 2.08m (3'1" x 6'9")

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



## Principal Bedroom

5.55m x 3.62m (18'2" x 11'10")

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



## En-suite

2.61m x 1.38m (8'6" x 4'6")

Convenient en-suite benefiting from a walk-in shower, hand wash basin and a W.C. Tiled flooring, partly tiled walls, a made-to-measure mirror, heated towel rail and a double glazed front aspect window.



## Bedroom Two

3.44m x 3.17m (11'3" x 10'4")

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



## Bedroom Three

4.16m x 3.37m (13'7" x 11'0")

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



## Bedroom Four

4.11m x 2.58m (13'5" x 8'5")

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



## Bathroom

2.84m x 2.16m (9'3" x 7'1")

Stylish four piece bathroom benefiting from a paneled bath with a shower mixer tap, a walk-in shower, hand wash basin and W.C. Tile flooring, partly tiled walls, a made-to-measure mirror, heated towel rail and a double glazed front aspect window.



## Front External

Externally to the front there is a garden, two car driveway and a garage. There is also gated access to the rear garden.

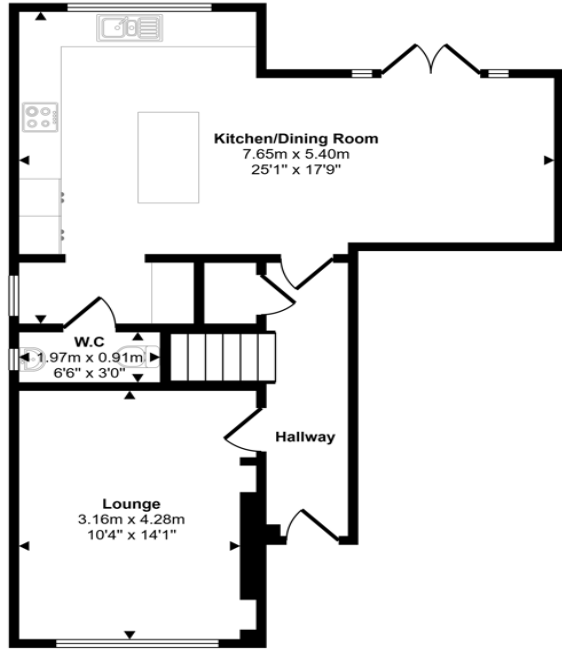


## Rear External

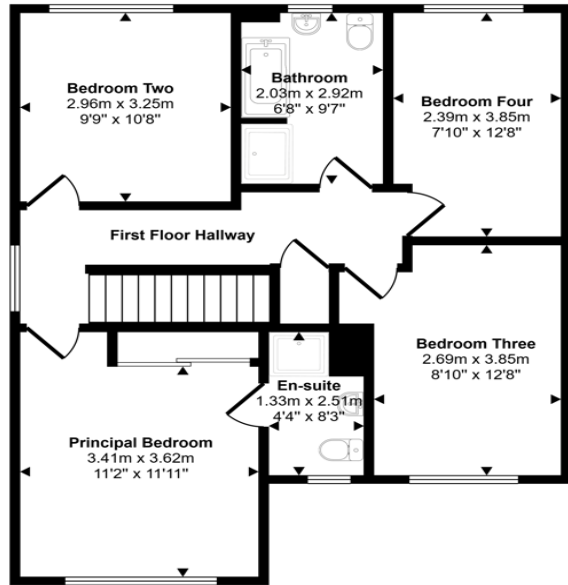
Externally to the rear there is a newly renovated garden laid to lawn with a patio area, it also has the added bonus being South/East facing.



Approx Gross Internal Area  
122 sq m / 1316 sq ft



Ground Floor  
Approx 55 sq m / 597 sq ft



First Floor  
Approx 67 sq m / 719 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	82
(69-80) <b>C</b>			
(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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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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