



### 3 bed detached house to buy in

Willow Grove, Horden, Peterlee, Durham,  
SR8 4SA

**£239,995**

 x 3  x 1  x 2

Tenure

Size

**Freehold**

**1367 sq ft / 127 sq m**

### Property features

- ✓ Detached Self-Build Home
- ✓ Three Double Beds
- ✓ Spacious Lounge With Log-Burner
- ✓ 27 x 11 ft Master Bed
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Three Bedroom Detached Family Home – Self-Build – Spacious & Immaculate Throughout – Total Area: 1,367.02 sq ft

Immaculately presented, this charming self-build three-bedroom detached home is a real standout. Perfectly suited to families, couples, or anyone seeking a unique home in a fantastic location, it offers a wealth of flexible living space throughout and is tucked away on a hidden cul-de-sac estate, providing peace, privacy, and a family-friendly environment. There is also potential to add a fourth bedroom, offering further flexibility to adapt the property to your needs.

Upon entering, you are welcomed into a bright and inviting entrance hall that leads into a spacious lounge, featuring a stunning Inglenook-style fireplace with a cosy log-burning stove — a striking focal point for relaxing or entertaining. The fitted kitchen/diner comes complete with appliances, providing a stylish and practical hub for family meals. A versatile ground floor bedroom, also ideal as a second reception room or home office, adds further flexibility to the living space.

Upstairs, the first floor offers two further double bedrooms, with the master measuring 27 x 11 ft and featuring built-in wardrobes. A four-piece family bathroom with a separate shower cubicle provides comfort and convenience for the household. Additionally, the loft is fully boarded, providing excellent extra storage space.

Externally, the property benefits from lawned gardens to the front and rear, a driveway, and a garage, offering ample parking and excellent outdoor space for family activities or entertaining.

Additional features include gas central heating, double glazing, and a superb location with excellent links to the A19. For leisure, the beach is just a 15-minute walk away, while Castle Eden Dene is only five minutes on foot — ideal for nature lovers and dog walkers.

This unique home must be viewed to be fully appreciated. Early inspection is highly recommended!

Council Tax Band: D

Tenure: Freehold

Price: £239,995

Property Type: Detached House

Build Size: 127 sq m

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## External Front



## Entrance Hall



## Lounge

6.00m x 3.90m (19'8" x 12'9")



## Kitchen

2.50m x 4.00m (8'2" x 13'1")



## Dining Area

3.90m x 2.50m (12'9" x 8'2")



## Bedroom Three / Reception Two

3.10m x 3.90m (10'2" x 12'9")



## 1ST FLOOR:

### Landing



### Master Bedroom

8.30m x 3.50m (27'2" x 11'5")



### Bedroom Two

5.10m x 3.40m (16'8" x 11'1")



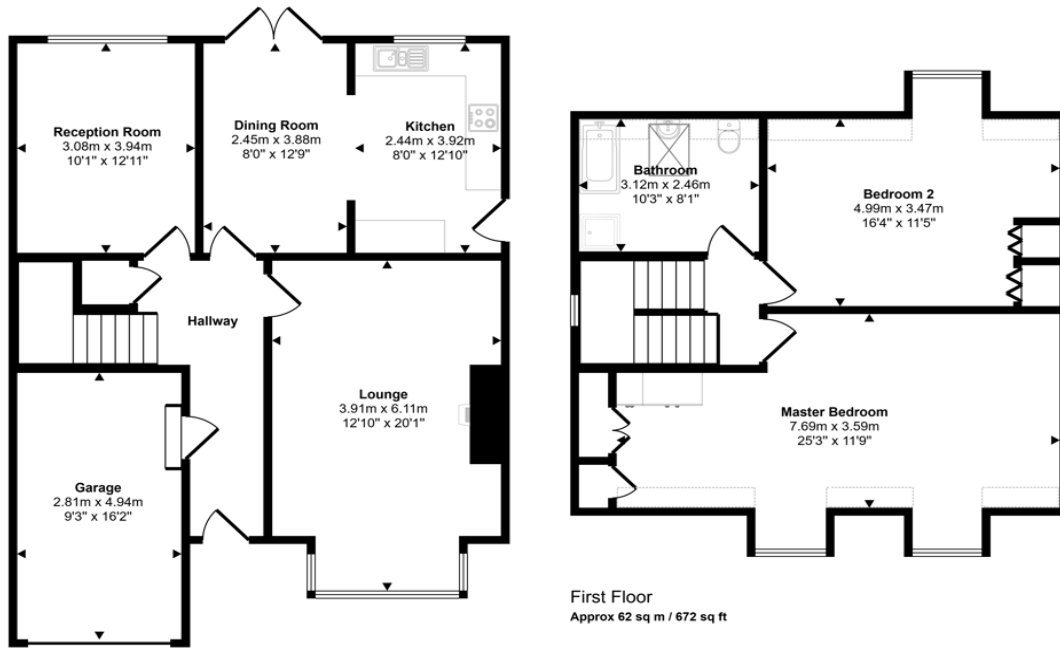
### Family Bathroom



## External Rear



Approx Gross Internal Area  
146 sq m / 1575 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S1</b>
(69-80) <b>C</b>	<b>70</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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