



3 bed semi-detached house to buy in DH4

St. Godrics Drive, West Rainton, Houghton Le Spring, Durham, DH4 6SZ

£169,950 Offers Over

 x3  x1  x1

Tenure
Freehold

Driveway parking

Property features

- ✓ Three Bedrooms
- ✓ Large Extension
- ✓ Large Driveway
- ✓ Close to Local Amenities
- ✓ EPC Rating C

Key Information

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

Description

St. Godric's Drive, West Rainton – Charming 3-Bedroom Semi-Detached Home with Large Extension & Loft Office

Nestled in the sought-after village of West Rainton, this beautifully presented three-bedroom semi-detached property offers generous living space, modern finishes and superb versatility—perfect for growing families or those seeking additional room to work from home.

To the front, the home boasts a large private driveway with space for up to three cars, offering excellent parking.

Inside, the welcoming entrance hall leads into a bright and inviting living room, ideal for relaxing evenings. The well-appointed kitchen flows effortlessly into a spacious extended dining and reception area, creating a fantastic open-plan feel perfectly suited to both everyday living and entertaining guests.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, all finished to a high standard. A particular highlight is the fully boarded loft, thoughtfully converted into an additional office space, providing a quiet and practical area for remote working or study.

Externally, the property benefits from a south-west facing rear garden, offering plenty of sunshine throughout the day. Designed for low maintenance, it provides ample room for outdoor seating, play areas or summer entertaining.

A superb opportunity to acquire a spacious, extended home in a popular residential location—early viewing is highly recommended.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £169,950

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

External Front



Entrance Hall

Living Room

4.952m x 3.378m (16'2" x 11'0")

Kitchen

4.426m x 2.621m (14'6" x 8'7")

Dining Room

3.721m x 3.081m (12'2" x 10'1")

First Floor Landing

3.073m x 1.955m (10'0" x 6'4")

Bedroom One

3.952m x 2.43m (12'11" x 7'11")



Bedroom Two

3.568m x 2.426m (11'8" x 7'11")

Bedroom Three

2.65m x 1.964m (8'8" x 6'5")



Bathroom

2.049m x 1.885m (6'8" x 6'2")




Loft Conversion



Exterior Garden





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	79
(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 

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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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