



## 4 bed detached house to buy in

Burnhope Way, Elba Park, Houghton Le Spring, Tyne and Wear, DH4 6GR

# £360,000

🏠 x4 🚗 x3 🚻 x1

Tenure

**Freehold**

Garage parking

Garden

## Property features

- ✓ Four Bedroom Detached Family
- ✓ Accommodation Arranged Over Three Floors
- ✓ High Standard of Fixtures and Fittings Throughout
- ✓ Three Bathrooms Including En-Suite to the Principal Bedroom
- ✓ EPC Rating A

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are pleased to offer for sale this substantial four-bedroom detached family home, positioned within a well-regarded residential development and offering accommodation arranged over three floors. The property has been finished to a high standard throughout, with carefully selected fixtures and fittings and a layout designed to provide both practical family living and comfortable reception space. The home will appeal to buyers seeking a spacious modern property within a location that provides access to surrounding green space and road connections.

The accommodation briefly comprises an entrance hallway leading to a modern fitted kitchen with a range of integrated appliances and open access into a family reception room designed to provide additional everyday living space. There is also a separate utility room and a downstairs WC.

To the first floor there is a spacious 18ft living room featuring a Juliette balcony, allowing for a light and open feel. This level also includes a double bedroom and a shower room which can be accessed from both the bedroom and the landing.

The second floor provides a four-piece family bathroom and three further bedrooms. Two of the rooms are generous double bedrooms, including the principal bedroom which benefits from fitted wardrobes and an en-suite shower room.

The property additionally benefits from Hive smart heating and smart thermostatic radiator valves throughout the property, allowing for efficient management of the central heating system.

Externally, the property offers a private rear garden with gated access, a detached garage with an up-and-over door which has been boarded out for use as a gym, and a large driveway with car port providing off-street parking for several vehicles.

The property is located within a residential development surrounded by areas of green belt land, providing open views and nearby walking routes. The position offers convenient road access to the A1(M) and Washington Highway, allowing travel to nearby towns and regional transport networks. Local amenities and services are also available within the surrounding area.

Council Tax Band: E

Tenure: Freehold

Price: £360,000

Property Type: Detached House

USPs: Garden

Parking: Garage

Year built: 2014

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance / Hallway

A welcoming entrance space featuring a composite part glazed door, LVT flooring and stairs to first floor.



## Kitchen / Diner

4.00m x 3.80m (13'1" x 12'5")

A modern fitted kitchen incorporating a range of wall and base units with work surfaces, gas hob and oven, integrated fridge/freezer and stainless steel sink with mixer tap. The room features tiled flooring with underfloor heating and a radiator, with open access into the adjoining family reception room creating a practical open-plan layout suited to everyday living and dining. French doors lead out to the garden.



## Second Reception Area / Family Room

4.00m x 3.60m (13'1" x 11'9")

A light and spacious additional reception area positioned open plan to the kitchen, providing flexible space for family seating or informal dining. Triple glazed windows allow natural light into the room and contribute to the bright and open feel of this part of the home.



## Utility Room

2.35m x 1.70m (7'8" x 5'6")

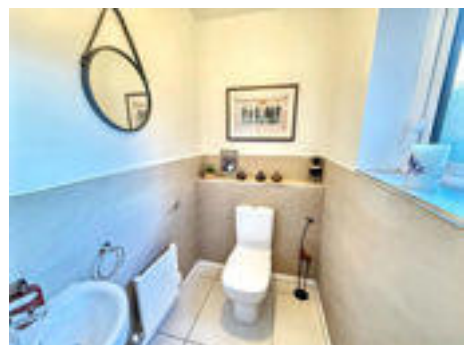
A practical separate utility area providing plumbing for a washing machine and tumble dryer. The room also offers access to the rear of the property and to the downstairs WC.



## Downstairs WC

1.77m x 1.24m (5'9" x 4'0")

Fitted with a low level WC and wash basin with a triple glazed frosted glass window providing natural light and privacy.



## Living Room

5.60m x 3.30m (18'4" x 10'9")

A spacious first-floor living room extending to approximately 18ft in length. The room benefits from a decorative Juliette balcony to the front aspect and a triple glazed window to the rear aspect, allowing plenty of natural light to flood the space. The room further benefits from fully integrated surround sound speakers, carpet flooring, Hive thermostat and Hive smart thermostatic radiator valves.



## Bedroom Four

4.10m x 2.90m (13'5" x 9'6")

A double bedroom located on the first floor with triple glazed windows, radiator and carpet flooring. The room provides access to the separate shower room.



## First Floor Shower Room

2.50m x 2.02m (8'2" x 6'7")

Fitted with a white suite comprising pedestal wash basin, low level WC and shower enclosure. The walls are tiled and the room includes vinyl flooring.



## Master Bedroom

4.10m x 3.30m (13'5" x 10'9")

A spacious principal bedroom positioned on the second floor with triple glazed windows, fitted wardrobes providing storage and a radiator. The room also benefits from direct access to an en-suite shower room.



## En-Suite

1.97m x 1.44m (6'5" x 4'8")

Comprising shower enclosure, wash basin and WC.



## Bedroom Two

2.90m x 2.80m (9'6" x 9'2")

Double bedroom with triple glazed windows, radiator and carpet flooring.



## Bedroom Three

4.10m x 2.90m (13'5" x 9'6")

Double bedroom with double glazed windows, radiator and carpet flooring.



## Family Bathroom

3.07m x 1.68m (10'0" x 5'6")

A four-piece family bathroom fitted with a panelled bath, separate shower enclosure, pedestal wash basin and low level WC. The room includes tiled walls, underfloor heating and a frosted triple glazed window allowing natural light.

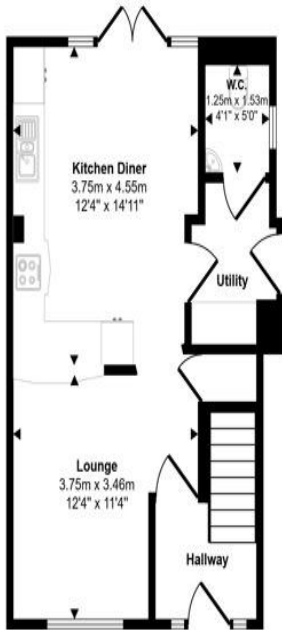


## Externally

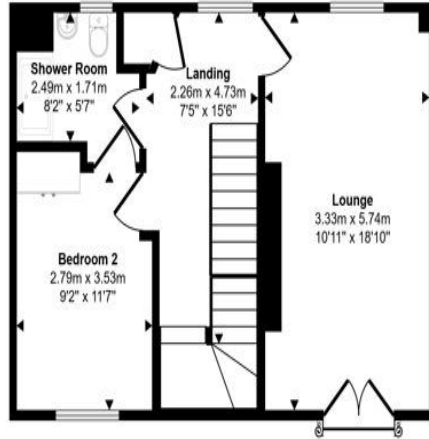
To the rear of the property there is a private garden with gated access providing outdoor space for seating or family use. Hot tub and BBQ area. A detached garage with an up-and-over door is located to the rear. To the front and side there is a driveway and car port providing off-street parking for multiple vehicles.



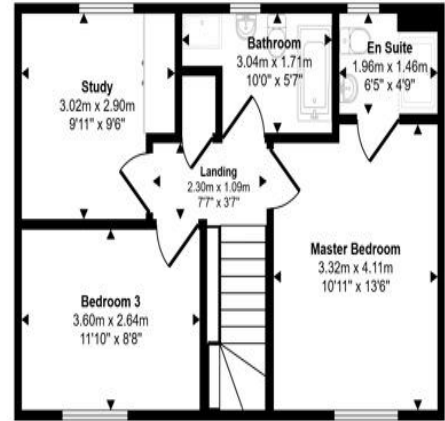
Approx Gross Internal Area  
137 sq m / 1476 sq ft



Ground Floor  
Approx 41 sq m / 446 sq ft



First Floor  
Approx 48 sq m / 515 sq ft



Second Floor  
Approx 48 sq m / 514 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>	94	94
(81-91) <b>B</b>		
(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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