



4 bed detached house to buy in

Holwick Close, Consett, Consett, Durham,
DH8 7UH

£289,950

 x 4  x 3  x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ NO ONWARD CHAIN
- ✓ Detached family home
- ✓ 4 bedrooms (master with en-suite)
- ✓ Double driveway and garage
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **C**
- ✓ 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 well presented four-bedroom detached family home, situated within a cul-de-sac on a modern residential development close to Consett town centre. Offering spacious accommodation throughout together with a large conservatory, garage, double driveway and a low maintenance rear garden, the property is likely to appeal to a range of buyers, particularly families seeking versatile living space.

The accommodation briefly comprises an entrance hallway, lounge, dining room, breakfasting kitchen, spacious conservatory and ground floor WC. To the first floor are four bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family shower room. Externally the property offers an integral garage, double driveway, open plan front garden and an enclosed rear garden designed for low maintenance. The garden features a hot tub and a summerhouse.

Holwick Close forms part of a modern residential development within easy reach of Consett town centre, where a range of shops, supermarkets, cafés, schools and leisure facilities can be found. The area offers convenient road links to Durham, Newcastle and the surrounding villages, making it suitable for commuters whilst remaining close to local amenities.

Council Tax Band: D

Tenure: Freehold

Price: £289,950

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay 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

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

Entered via a composite double glazed entrance door with matching side window. Double radiator, coving, central heating thermostat, staircase to the first floor and doors leading to the lounge, dining room, breakfasting kitchen and ground floor WC.

Cloakroom

Fitted with a corner pedestal wash hand basin with tiled splashback, low level WC, single radiator and ceiling extractor fan.



Dining Room

3.20m x 2.70m (10'5" x 8'10")

Positioned to the front of the property with a bay incorporating uPVC double glazed windows, double radiator, coving and twin doors.



Breakfasting Kitchen

4.82m x 2.70m (15'9" x 8'10")

Fitted with a range of Beech effect wall and base units complemented by granite effect laminate work surfaces and tiled splashbacks. Integrated electric double oven and grill, five ring gas hob with illuminated extractor canopy, integrated fridge, freezer and dishwasher, stainless steel sink with mixer tap, tiled flooring, inset spotlights, double radiator, uPVC double glazed windows and double glazed side access door.



Lounge

4.50m x 3.80m (14'9" x 12'5")

Feature fire surround with marble inlay and hearth incorporating an inset electric fire. Double radiator, coving, television and satellite points together with uPVC double glazed French doors opening into the conservatory.



Conservatory

7.00m x 4.38m (22'11" x 14'4")

A generously proportioned conservatory providing additional reception space with uPVC double glazed windows, French doors and two double radiators.



First Floor Landing

Storage cupboard, airing cupboard housing the hot water cylinder, loft access with pull-down ladder to a boarded loft and doors leading to all bedrooms and the shower room.

Principal Bedroom

3.60m x 3.56m (11'9" x 11'8")

Located to the front elevation with twin fitted wardrobes, recessed shelving, uPVC double glazed window, double radiator and access to the en-suite.



En-Suite Shower Room

2.06m x 1.42m (6'9" x 4'7")

White suite comprising thermostatic shower, pedestal wash hand basin and WC with tiled splashbacks. Inset spotlights, uPVC double glazed window, radiator and ceiling extractor.



Bedroom Two

3.66m x 2.63m (12'0" x 8'7")

Front facing bedroom with uPVC double glazed window, recessed shelving, radiator and television point.



Bedroom Three

3.31m x 2.82m (10'10" x 9'3")

Rear facing bedroom with uPVC double glazed window, radiator and television point.



Bedroom Four

3.05m x 2.25m (10'0" x 7'4")

Currently utilised as a study with uPVC double glazed window and radiator.



Externally

To the front:

Open plan lawn with mature shrubs and planting, double driveway providing off-road parking, access to the integral garage and gated pathway leading to the rear garden.

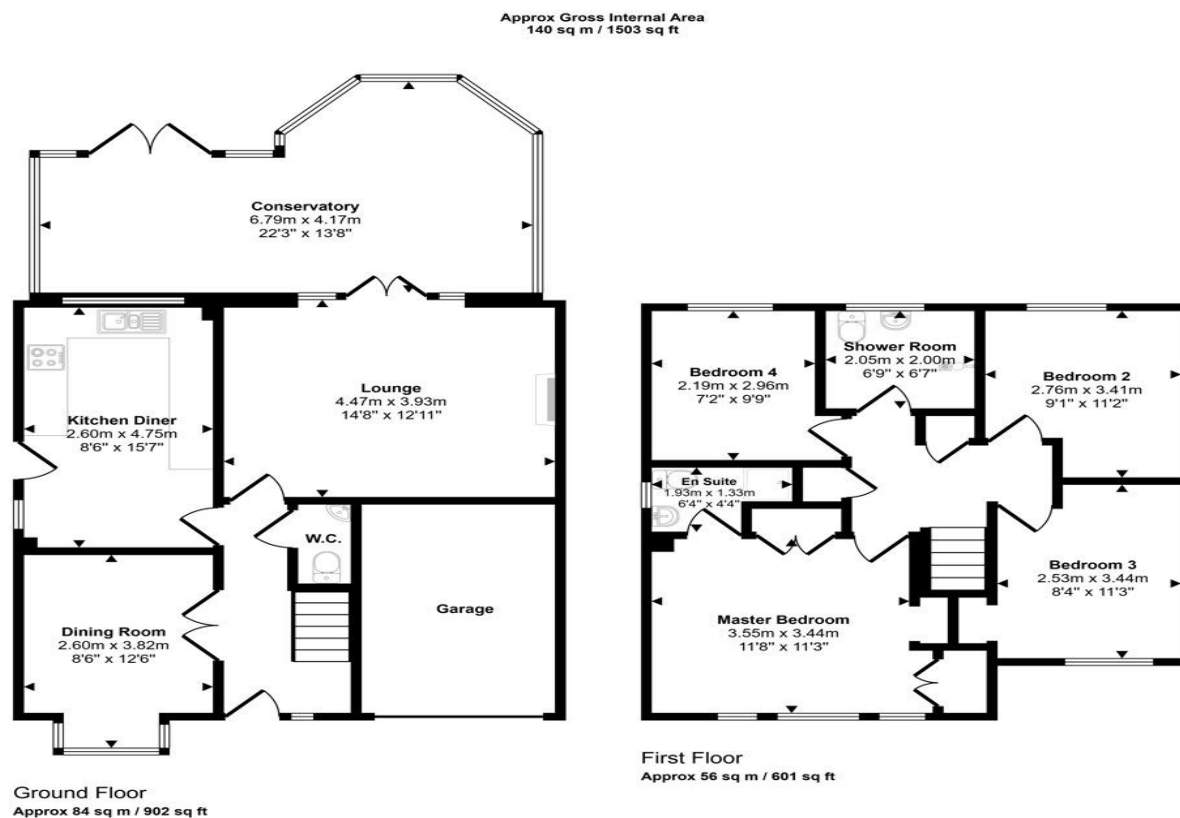
To the rear:

Enclosed rear garden designed for low maintenance, incorporating paved patio seating areas, timber decking, external cold water tap, large summer house and a gazebo housing a hot tub. The garden is enclosed by timber fencing, providing a practical outdoor space for entertaining and family use.



Integral Garage

Electric roller door, power and lighting, electric vehicle charging point and wall mounted gas central heating boiler.



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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Holwick Close, Consett, Consett, Durham, DH8 7UH

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

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