



6 bed detached house to buy in

Bellflower Close, Houghton Le Spring,
Tyne and Wear, DH4 5JF

£280,000 Offers Over

 x 6  x 3  x 2

Tenure

Freehold

Property features

- ✓ Detached Family Home
- ✓ Six Bedrooms/Three Reception
- ✓ Generous South/West Facing
- ✓ Two Car Driveway
- ✓ EPC Rating B

Driveway parking

Garden

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Description

****DETACHED FAMILY HOME**SIX BEDROOMS**TWO EN-SUITES**TWO CAR DRIVEWAY**SOUTH/WEST FACING REAR GARDEN**SOUGHT AFTER CUL-DE-SAC LOCATION****

Pattinson Estate Agents are delighted to present to the market this substantial detached family home, offering exceptionally versatile accommodation with six bedrooms/three reception rooms, courtesy of a thoughtfully converted garage. Occupying a prime position within the highly desirable cul-de-sac of Bellflower Close, Houghton Le Spring, the property enjoys convenient access to local shops, amenities, excellent public transport links and major road connections via the A690.

The property is ideally situated within walking distance of Elba Park, Newbottle Primary Academy and Burnside Academy, whilst Herrington Country Park, Sunderland and Durham City Centres are all just a short drive away.

This beautifully presented home offers spacious and flexible accommodation throughout and briefly comprises:- Entrance hallway, a generous lounge, a modern kitchen/dining room with French doors opening onto the rear garden, utility room and a ground floor W.C. The converted garage provides two additional versatile rooms, ideal as further bedrooms, reception rooms, a home office or playroom. To the first floor are three well proportioned bedrooms, one of which benefits from en-suite facilities, alongside a stylish family bathroom. The second floor is dedicated to the impressive principal bedroom, complete with en-suite facilities.

Externally, to the front there is an open lawned garden, a two car driveway and an EV car charger with gated side access leading to the rear. The property further benefits from a generously sized south/west-facing rear garden.

Early viewing is highly recommended to fully appreciate the size, versatility and sought-after location of this exceptional family home. Please contact our Houghton branch to arrange your viewing.

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £280,000

Property Type: Detached House

USPs: Garden

Parking: Driveway

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

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

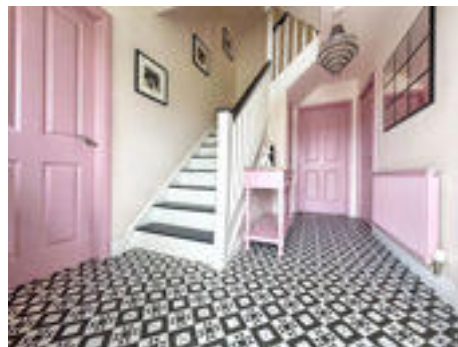
Air conditioning: Yes

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance/Hallway

Property entrance leading to the hallway, which has ceramic tiled flooring, a radiator and a storage cupboard.



Lounge

4.93m x 3.43m (16'2" x 11'3")

Spacious lounge with laminate flooring, a radiator and a double glazed front aspect bay window.



Kitchen/Dining Room

4.76m x 5.83m (15'7" x 19'1")

Modern kitchen/dining area benefiting from a range of upper and lower units with contrasting worksurfaces and matching up-stands, a pull out larder, an integrated dishwasher, fridge/freezer, an oven and a gas hob. Luxury vinyl tiled flooring, a radiator, double glazed rear aspect windows and French door leading to the rear garden.



Utility

1.68m x 2.03m (5'6" x 6'7")

The utility has fitted upper and lower units, a stainless steel sink unit, plumbing for a washing machine and space for a dryer. Worktops with matching up-stands, luxury vinyl tiled flooring, a radiator and a double glazed rear aspect window.



Ground Floor W.C

1.66m x 0.98m (5'5" x 3'2")

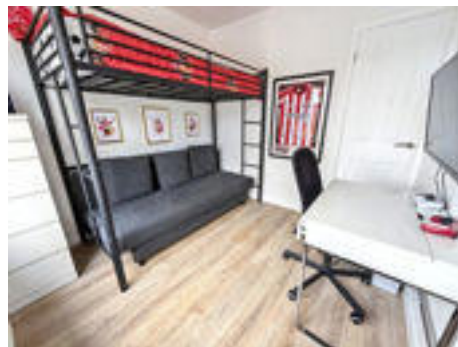
Convenient downstairs W.C with a hand wash basin, luxury vinyl tiled flooring, a radiator and a double glazed window.



Bedroom Five/Reception Room Two

2.88m x 2.95m (9'5" x 9'8")

A versatile room with laminate flooring, a radiator and a double glazed front aspect window.



Bedroom Six/Reception Room Three

2.95m x 2.62m (9'8" x 8'7")

A versatile room with carpet flooring, a radiator and a double glazed side aspect window.



Bedroom Two

3.37m x 3.04m (11'0" x 9'11")

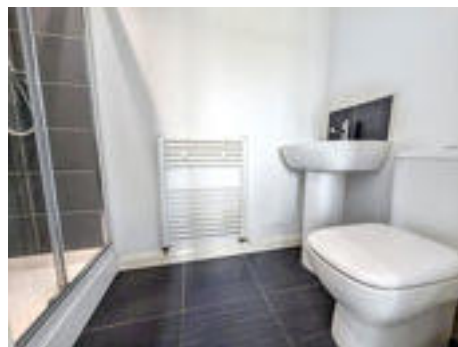
Double bedroom with an en-suite, carpet flooring, a radiator and a Juliet balcony.



Bedroom Two En-suite

1.21m x 2.41m (3'11" x 7'10")

Convenient en-suite with a walk-in shower, hand wash basin and WC. Tiled flooring, tiled splash back, a heated towel rail and a double glazed window.



Bedroom Three

3.01m x 3.03m (9'10" x 9'11")

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



Bedroom Four

3.72m x 2.77m (12'2" x 9'1")

This bedroom is currently used for storage and has carpet flooring, a radiator and a double glazed rear aspect window.

Bathroom

1.46m x 2.74m (4'9" x 8'11")

Stylish three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and WC. Tile flooring, partly tiles walls, a heated towel rail and a double glazed window.



Principal Bedroom

5.67m x 3.16m (18'7" x 10'4")

Double bedroom located on the second floor, which has carpet flooring, two radiators, a Velux window and double glazed window.



Principal Bedroom En-suite

1.88m x 2.61m (6'2" x 8'6")

Convenient en-suite with a walk-in shower, hand wash basin and WC. Luxury vinyl tiled flooring, tiled splash back, a heated towel rail and a Velux window.



Front External

Externally to the front there is an open lawn, two car driveway and an EV car charger, also with the added benefit of gated access to the rear garden.

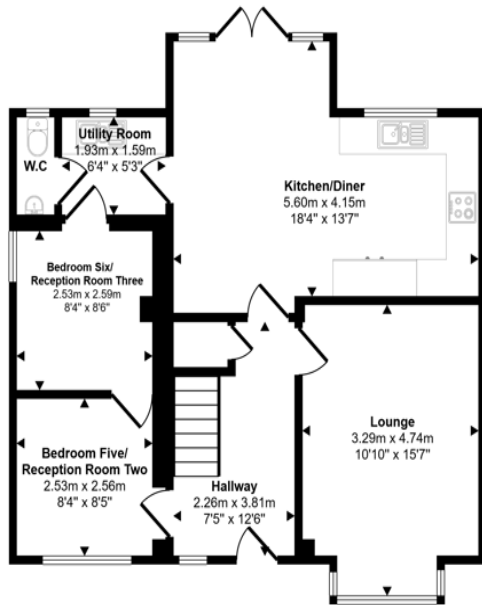


Rear External

Externally to the rear lies a generous sized garden, which is laid to lawn with a patio area adjacent to the property. The rear garden also benefits from being South/West facing.

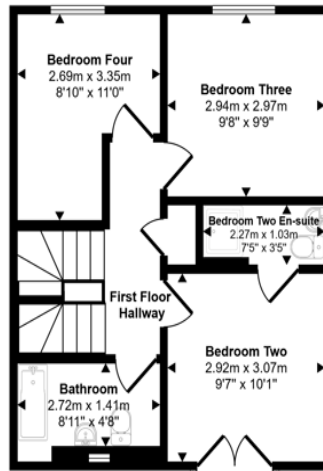


Approx Gross Internal Area
136 sq m / 1461 sq ft

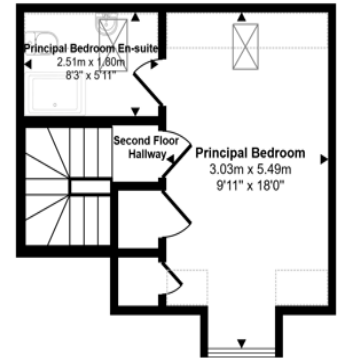


Ground Floor
Approx 66 sq m / 714 sq ft

Denotes head height below 1.5m



First Floor
Approx 43 sq m / 458 sq ft



Second Floor
Approx 27 sq m / 289 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C	81	
(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

Bellflower Close, Houghton Le Spring, Tyne and Wear, DH4 5JF

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

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