



## 4 bed detached bungalow to buy

Ten Fields, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9NB

**£315,000** Offers Over

 x4  x1  x2

Tenure

**Freehold**

## Property features

- ✓ Detached Bungalow
- ✓ Three/Four Bedrooms
- ✓ Extensive Gardens
- ✓ Multi Car Driveway & Double
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Ducted Air

## Description

**\*\*RARE TO THE MARKET\*\*DETACHED BUNGALOW\*\*THREE/FOUR BEDROOMS\*\*MULTIPLE CAR DRIVEWAY & A DOUBLE GARAGE\*\*EXTENSIVE GARDENS\*\*POPULAR CUL-DE-SAC LOCATION\*\***

Pattinson Estate Agents are excited to welcome to the market this impressive three/four bedroomed detached bungalow, located in highly a desirable cul-de-sac of Ten Fields, Houghton Le Spring. This unique family home is positioned on a large plot and is situated with close proximity to local shops and other amenities, great public transport and major road links via the A690. Also within walking distance to Hetton Lyons Country Park and popular schools, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland & Durham City Centres.

Set within a quiet residential cul-de-sac, this impressive detached bungalow offers spacious and versatile accommodation, which briefly consists:- entrance/porch leading to a generous hallway, a lounge with a feature bar, bright and airy dining room and a conservatory. Three double bedrooms, a further bedroom four/study and a five piece family bathroom. To the first floor lies the fourth double bedroom and another three piece bathroom, externally there are extensive landscaped gardens to each side of the property, a multi car driveway and a double garage. There is also the additional benefit of a patch of land to the side of the property, which accompanies this residence.

Early viewings come highly recommended to appreciate this rare opportunity of the location and size of this stunning family home, Please contact our Houghton branch to arrange a viewing.

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £315,000

Property Type: Detached Bungalow

USPs: Garden

Parking: Driveway & Garage

Heating: Ducted Air

## Entrance/Porch

Property entrance leading to the porch, which has laminate flooring and double glazed windows.



## Hallway

Generously sized hallway, which has a storage cupboard and laminate flooring.



## Lounge

5.43m x 6.39m (17'9" x 20'11")

Spacious lounge with carpet flooring, a feature electric fireplace, a fitted bar, two double glazed windows, French doors leading to the conservatory and an external door leading to the garden.



## Dining Room

6.72m x 2.74m (22'0" x 8'11")

Bright and airy diner with carpet flooring a storage cupboard and full windows over looking the side garden. The diner also gives access to bedroom four/study.



## Kitchen

5.42m x 2.41m (17'9" x 7'10")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit, a farmhouse range oven with a five burner gas hob, plumbing for a washing machine and dishwasher.



## Bedroom One

4.03m x 3.06m (13'2" x 10'0")

Double bedroom with carpet flooring, fitted wardrobes and a double glazed window



## Bedroom Two

3.78m x 2.47m (12'4" x 8'1")

Double bedroom with carpet flooring, fitted wardrobes and a double glazed window



## Bedroom Three

3.03m x 3.56m (9'11" x 11'8")

Double bedroom with carpet flooring, fitted wardrobes and a double glazed window



## Study/Bedroom Four

3.17m x 2.39m (10'4" x 7'10")

A versatile room, which is currently used as a study has laminate flooring, a double glazed window, fitted desk and drawers.



## Bathroom

3.79m x 1.66m (12'5" x 5'5")

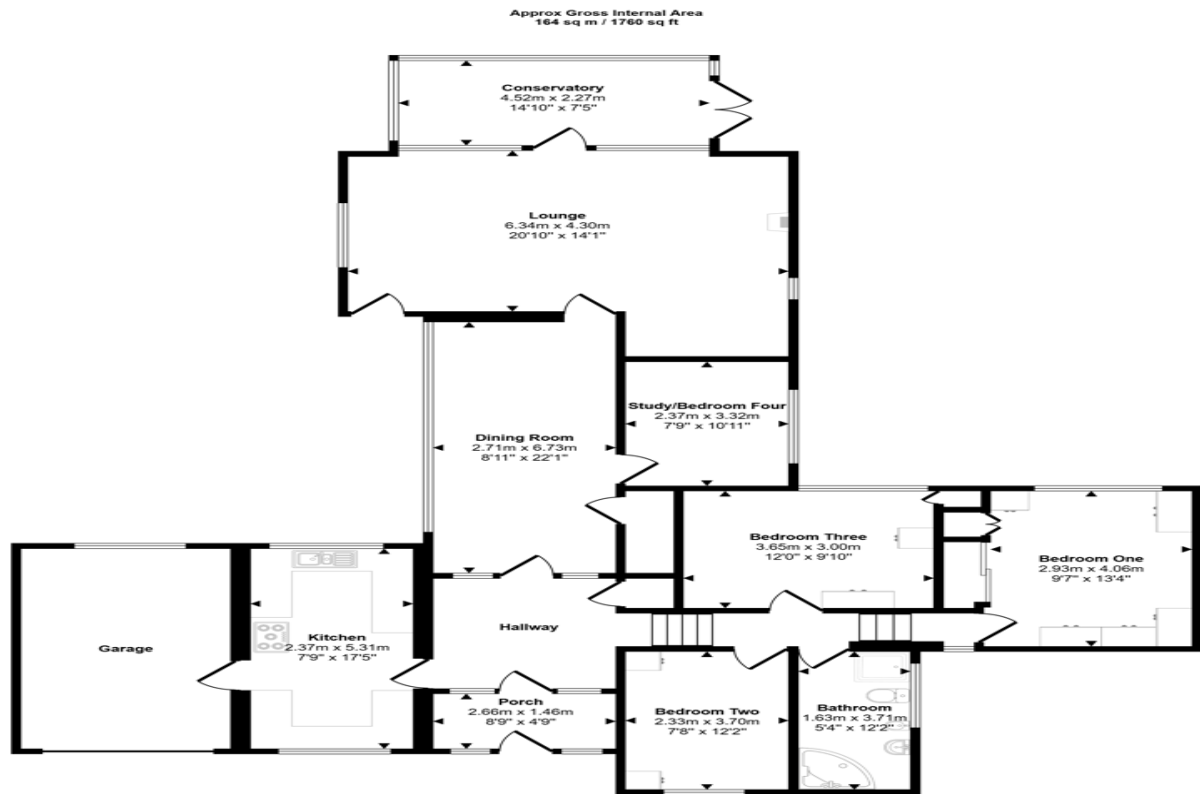
Five piece bathroom benefiting from a corner bath with a shower mixer tap, shower cubicle, hand wash basin, W.C and bidet. Vinyl flooring, tiled walls and a double glazed window.



## External

Externally this home occupies a large plot with multiple car driveway and a double garage (17'5 x 18'4). In addition there are extensive gardens to each side of the property including lawns, a green house and borders stocked with mature bushes/trees and flowers. This residence also benefits from plot of land to the side which accompanies the property.





Floorplan

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>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(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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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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