



## 4 bed detached house to buy in

Weymouth Drive, Biddick Woods,  
Houghton Le Spring, Tyne and Wear, DH4  
7TZ

# £349,950

 x4  x3  x3

Tenure

**Freehold**

## Property features

- ✓ Extended Family Home
- ✓ Detached
- ✓ Four Double Bedrooms
- ✓ Private, South/West Facing Rear Garden
- ✓ EPC Rating C

Allocated parking

Garden

## Key Information

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

## Description

**\*\*EXTENDED FAMILY HOME\*\*DETACHED\*\*FOUR DOUBLE BEDROOMS\*\*THREE BATHROOM\*\*TWO CAR DRIVEWAY & GARAGE\*\*SOUTH/WEST FACING REAR GARDEN\*\*HIGHLY DESIRABLE AREA\*\***

Pattinson Estate Agents are delighted to present to the market this exceptional detached family home, which has been thoughtfully extended to create a spacious and versatile layout, offering four double bedrooms. Tucked away within the highly sought-after development of Weymouth Drive, Biddick Woods, Houghton Le Spring, this impressive residence is ideally positioned for access to local amenities, an array of well-regarded schools, excellent public transport links and major road connections via the A1(M).

The property also enjoys close proximity to a selection of popular outdoor spaces, being within walking distance of Elba Park, and just a short drive to Riverside Park, Herrington Country Park, as well as Sunderland and Durham City Centres.

This beautifully presented home offers generous and flexible accommodation throughout and was formerly configured as a five bedroom property. The internal layout briefly comprises:- Entrance hallway, a spacious lounge, dining room flowing through to a bright and airy sun room, a modern fitted kitchen, utility room and a ground floor W.C. To the first floor are three well proportioned double bedrooms, one of which benefits from en-suite facilities, alongside a stylish four piece family bathroom. The second floor hosts the impressive principal bedroom, complete with its own en-suite.

Externally, to the front there is a two car driveway leading to a garage, providing ample off-street parking. To the rear, the property enjoys a private South/West-facing garden, which benefits from not being overlooked.

Early viewing is highly recommended to fully appreciate the quality, space and location of this rare opportunity. Please contact our Houghton branch to arrange your viewing.

Council Tax Band: E

Tenure: Freehold

Price: £349,950

Property Type: Detached House

USPs: Garden

Parking: Allocated

Heating: Gas

## Entrnace/Hallway

Property entrance leading to the hallway, which has wooden flooring and a radiator.



## Lounge

4.99m x 3.35m (16'4" x 10'11")

Spacious lounge with carpet flooring, a feature log burner style gas fire, radiator and a double glazed front aspect bay window.



## Dining Room

2.99m x 3.34m (9'9" x 10'11")

The diner has laminate flooring, a radiator and grants open flow entry to the sun room.



## Sun Room

4.39m x 3.16m (14'4" x 10'4")

A bright and airy sun room with laminate flooring, a vertical radiator, a full length double glazed window, four Velux windows and Bi-fold doors leading to the rear garden.



## Kitchen

3.15m x 3.74m (10'4" x 12'3")

Modern kitchen benefiting from a range of upper and lower units with contrasting worksurfaces and matching up-stands, a stainless steel sink unit and an integrated oven with a gas hob. Laminate flooring, a radiator, double glazed rear aspect window and access to the utility room.



## Utility

1.61m x 2.24m (5'3" x 7'4")

The utility has a fitted base unit, worktops with matching up-stands, stainless steel sink unit, plumbing for a washing machine and space for a dryer. Laminate flooring, a radiator and an external door leading to the side of the property.



## Ground Floor W.C

0.91m x 1.56m (2'11" x 5'1")

Convenient downstairs W.C and a hand wash basin, laminate flooring and a radiator.



## Bedroom Two

4.60m x 3.26m (15'1" x 10'8")

Double bedroom with an en-suite, laminate flooring, a radiator and a double glazed front bay aspect window.



## Bedroom Two En-suite

2.06m x 1.36m (6'9" x 4'5")

Convenient en-suite with a walk-in shower, handwash basin and W.C. Laminate flooring, UPVC cladded splash back, a vanity unit, heated towel rail and a double glazed window.



## Bedroom Three

3.49m x 3.23m (11'5" x 10'7")

Double bedroom with laminate flooring, radiator and a double glazed rear aspect window.



## Bedroom Four

2.73m x 2.62m (8'11" x 8'7")

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



## Principal Bedroom

4.52m x 4.35m (14'9" x 14'3")

Double bedroom located on the second floor has laminate flooring, a radiator, a double glazed window and three Velux window.



## Principal Bedroom En-suite

2.41m x 2.82m (7'10" x 9'3")

Convenient en-suite with a walk-in shower, handwash basin and W.C. Laminate flooring, partly tiled walls, heated towel rail and a Velux window.



## Bathroom

2.49m x 4.50m (8'2" x 14'9")

Large four piece bathroom benefiting from a generously sized bath tub, a walk-in shower, hand wash basin and WC vanity unit. Tile flooring, tiled walls, a heated towel rail, radiator and two double glazed windows.



## Front External

Externally to the front there is an open lawn and a two car driveway and a garage, there is also gated access to the rear garden.

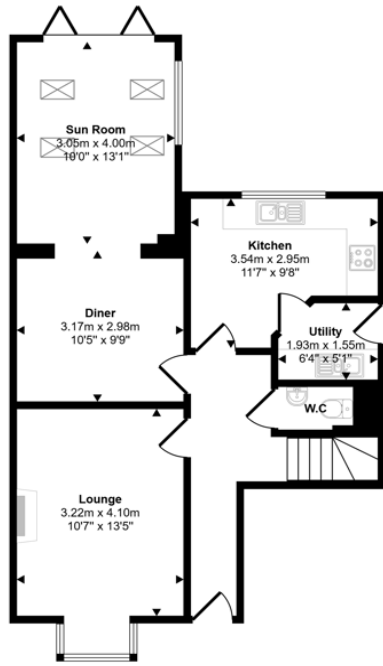


## Rear External

Externally to the rear there is a South/West facing garden laid to lawn with mature bushes and a decked area adjacent to the property. The rear garden also benefits from not being overlooked and backs onto a wooded area.

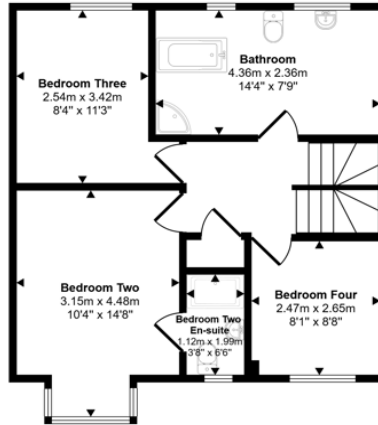


Approx Gross Internal Area  
143 sq m / 1543 sq ft

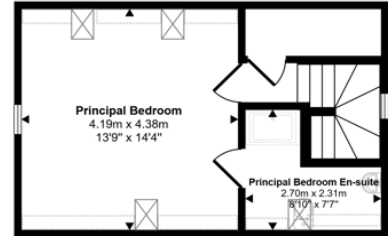


Ground Floor  
Approx 61 sq m / 656 sq ft

Denotes head height below 1.5m



First Floor  
Approx 52 sq m / 558 sq ft



Second Floor  
Approx 31 sq m / 329 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>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	74	
(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	

Weymouth Drive, Biddick Woods, Houghton Le Spring, Tyne and Wear, DH4 7TZ

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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