Hegartys
SALES & LETTINGS



4 Bedrooms

Location location location...

Set in an elevated position on Sunderland Road, Houghton le Spring, this impressive four-bedroom detached home offers generous accommodation, well-proportioned rooms and attractive gardens, making it an ideal choice for growing families.

From the moment you step inside, the property offers a real sense of space. The ground floor provides a versatile layout with two reception rooms, allowing the accommodation to be arranged around the needs of the next owner. Whether used as a comfortable lounge, dining room, playroom or home office, there is plenty of flexibility for modern family life.

To the rear, the conservatory provides an additional light-filled living space with views over the garden, creating a pleasant connection between the home and its outdoor space.

The kitchen is well positioned within the ground-floor layout and is complemented by a separate utility room, providing useful additional storage and laundry space. A ground-floor WC completes the accommodation on this level.

Upstairs, there are four well-sized double bedrooms, giving the property excellent flexibility for family living, guests or working from home. The contemporary family bathroom is particularly well presented, with a freestanding bath and separate shower, offering both practicality and a touch of luxury.

Outside, the property occupies a generous plot with gardens to both the front and rear. The rear garden provides a private outdoor space with plenty of room for entertaining, relaxing or family activities, while the elevated position of the house gives it an attractive outlook across the surrounding area.

Sunderland Road is well placed for access to the amenities of Houghton le Spring, with local schools, shops and everyday facilities within easy reach. Transport links also provide convenient connections to surrounding areas, making the property well suited to both family life and commuting.

A substantial detached home offering four double bedrooms, multiple reception spaces, a conservatory, utility room, generous gardens and an elevated position. A property that offers both space and flexibility, and one that deserves to be viewed to fully appreciate what it has to offer.

Tree Tops

Newbottle, DH4

Asking Price:

£399,950

EPC Rating: D

0191 512 4940 | sales@hegartysea.co.uk | **www.hegartysestateagents.co.uk**
Wheeler House, 2-3 Newbottle Street, Houghton Le Spring, Tyne And Wear, DH4 4AL



GROUND FLOOR

Entrance Hall

Lounge:
20' x 13'5" (6.1m x 4.1m)
This bright and spacious lounge comprises of herringbone flooring, radiator, French doors leading to front patio and patio doors leading to conservatory.

Dining room:
18'1" x 11'6" (5.5m x 3.5m)
Having double glazed bay window, herringbone flooring and radiator.

Conservatory:
10'6" x 9'10" (3.2m x 3m)
Having laminate flooring, double glazed windows, radiator and French doors leading to a large rear garden.

Kitchen:
15'5" x 7'7" (4.7m x 2.3m)
Comprising of a range of wall and base units, tiled flooring, double glazed window, glass splashback, storage cupboard and radiator.

Utility Room:
9'6" x 7'7" (2.9m x 2.3m)
Having tiled flooring, space for washer and dryer, storage cupboard and radiator.

WC:
2'7" x 3'11" (0.79m x 1.2m)
Low level wc and double glazed window.

Rear Porch:
With tiled flooring leading to large rear garden.

FIRST FLOOR

Landing:
Large landing with beautiful neutral chevron carpet, leading to

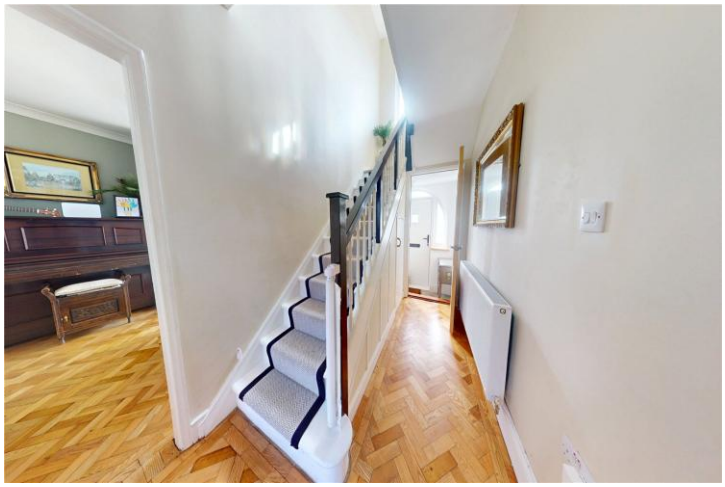
Master Bedroom:
17'9" x 11'6" (5.4m x 3.5m)
Having carpeted flooring, radiator and double-glazed window overlooking phenomenal views.





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Bedroom 2:
13'5" x 10'6" (4.1m x 3.2m)
Having carpeted flooring, double glazed window and radiator.

Bedroom 3:
11'6" x 8'10" (3.5m x 2.7m)
Having carpeted flooring, double glazed window and radiator.

Bedroom 4:
10'2" x 5'7" (3.1m x 1.7m)
Having carpeted flooring, double glazed window and radiator.

Bathroom:
12'2" x 5'7" (3.7m x 1.7m)
Featuring freestanding bath, low level wc, wash hand basin built in vanity unit, double glazed window, radiator, tiled walls, tiled flooring and shower cubicle.

Parking:
x3 parking space rented for £140 per annum.

Outbuilding:
The garden also benefits from a well-appointed outbuilding, offering a versatile additional space which could be utilised as a home office, gym, games room, hobby room or additional entertaining area, depending on the needs of the new owners.

Exterior:
Externally, this is a property that really benefits from its generous plot, established gardens and elevated position, with attractive views extending across the surrounding area towards Herrington Park and, on a clear day, Durham Cathedral.

To the front, the property enjoys a spacious and beautifully established garden, enclosed by mature hedging, shrubs, trees and an abundance of greenery. This creates a wonderful sense of privacy and seclusion, while a paved pathway leads through the garden to the front entrance. A generous paved patio area provides an attractive seating space and creates a welcoming approach to the home.

The rear garden provides an even more impressive outdoor space and is particularly well suited to family life. There are multiple patio areas, ideal for outdoor dining and entertaining, together with lawned areas and a dedicated children's play space. The garden also benefits from a well-appointed outbuilding, offering a versatile additional space which could be utilised as a home office, gym, games room, hobby room or additional entertaining area, depending on the needs of the new owners.

To the rear of the property there is also off-road parking together with a garage, providing valuable practicality and secure storage.

The combination of generous gardens, mature planting, entertaining areas, family-friendly space, parking, garage and far-reaching views makes the outside space a particularly impressive feature of this home.

This is more than simply a house with a garden, the grounds, privacy and outlook add a significant amount to the overall appeal of the property.

EPC: D

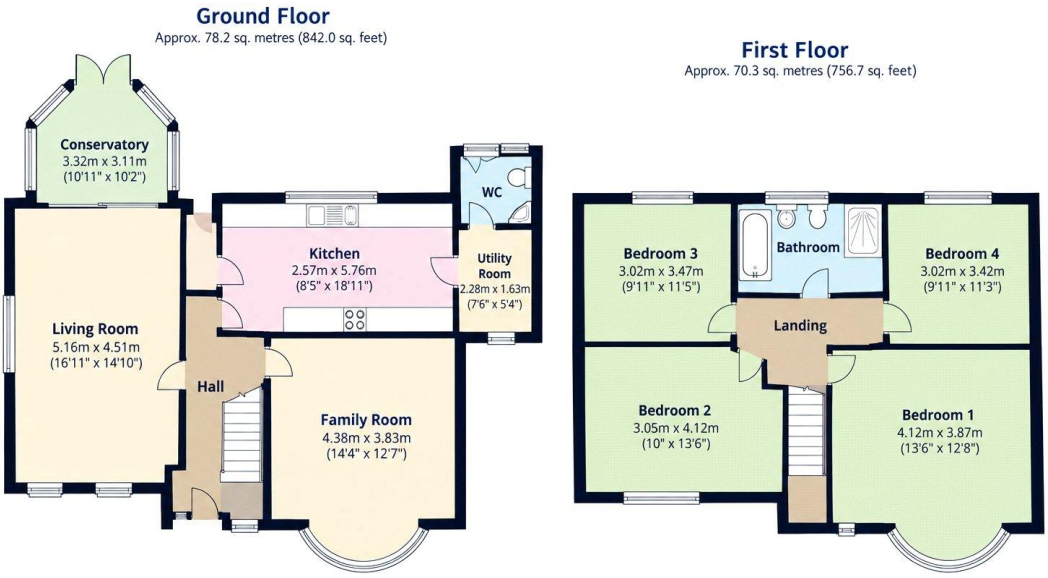
Council Tax Band: F:
Sunderland City Council

Disclaimer:
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Material Information:
The following information should be read and considered by any potential buyers prior to making a transactional decision.
SERVICES:
We are advised by the seller that the property has mains provide gas, electricity, water and drainage.
MAINTENANCE/SERVICE CHARGES-n/a
PARKING ARRANGEMENTS: Driveway/On street parking
BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> Broadband Speed Checker - UK's No.1 Broadband Speed Test
ELECTRIC CAR CHARGER- No
MOBILE PHONE SIGNAL: No known issues at the property
NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.
The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Tenure - Freehold

Viewing - By appointment through vendor

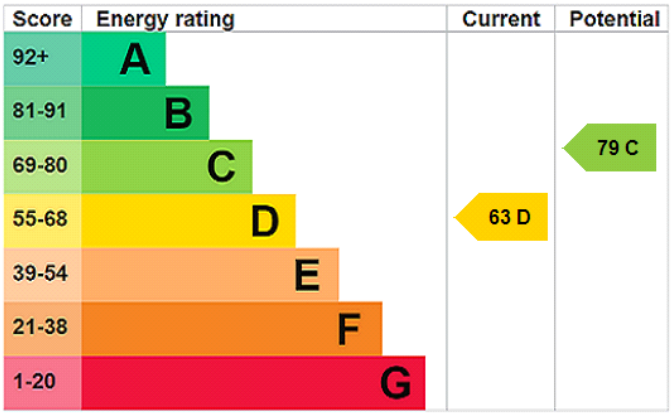


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Total area: approx. 148.5 sq. metres (1598.7 sq. feet)

This floor plan is for illustrative purposes only and should be used as a guide by prospective buyers. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.





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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract