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Heatherburn Court  
Woodham, DL5 4UY

**Offers in the region of £215,000**

House - Detached  
4 Bedroom/s  
3 Bathroom/s

A DETACHED family home that has been extensively extended, offering a ground-floor bedroom and wet room/WC. Additionally, there is a detached building in the rear garden, featuring a room with French doors, a shower room/WC, and external storage. This building could potentially serve as annex accommodation.

The property is entered via an entrance vestibule that leads to a convenient ground-floor WC. The living room, with staircase leading to the first floor, creates a warm and inviting atmosphere. The heart of the home is undoubtedly the open-plan fitted kitchen and dining room, which flows seamlessly into a delightful garden room extension with French doors opening to the rear garden.

The principal bedroom features an en-suite shower room/WC, ensuring privacy and comfort. The additional two bedrooms are generously sized, complemented by a family bathroom/WC that caters to the needs of the household. Notably, the previous integral garage has been thoughtfully converted into a further bedroom with an en-suite wet room/WC, adding versatility to the living space.

Outside, the block-paved driveway, while the enclosed rear garden offers a tranquil retreat. A detached building within the garden features a room with French doors, a shower room/WC, and external storage, making it an ideal space for guests, a home office, or a hobby room.

This property is a rare find, combining modern living with practical features in a sought-after location. It is perfect for families or anyone seeking a spacious and stylish home.





- Ground floor WC
- Open plan fitted kitchen/dining room with utility room
- Garage converted into further bedroom with en-suite wet room/WC
- Two further bedrooms with family bathroom/WC
- Driveway
- Living room
- Garden room extension
- First floor principal bedroom with en-suite shower room/WC
- Detached brick built structure to rear with versatile room, shower room/WC and storage
- Popular location to the fringes of Woodham

#### Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council

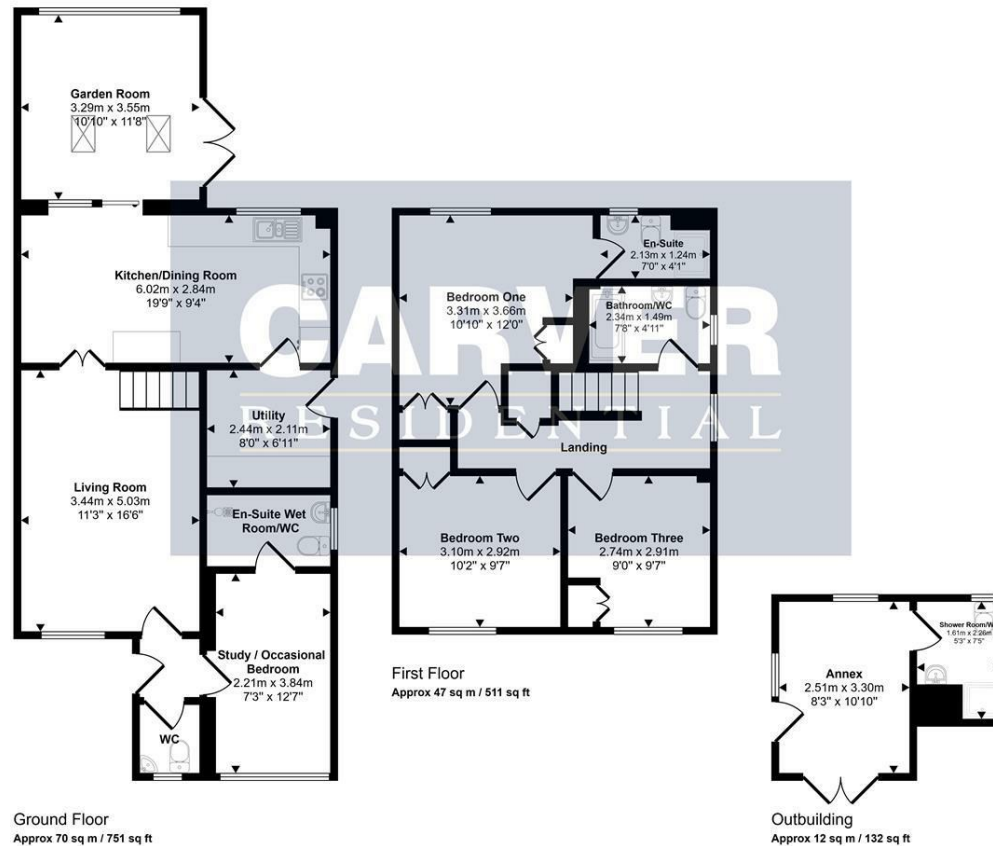
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#### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)

Approx Gross Internal Area  
130 sq m / 1394 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 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            | 81      | 81                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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