



9 Elmfield, Houghton Le Spring, DH5 9BX

Offers In The Region Of £270,000

FIVE STAR ACCOMMODATION... this four bedroom detached home is like a show home!... The immaculate accommodation briefly comprises: Entrance door to a spacious lounge, dining area, fully fitted kitchen with island perfect for breakfast, cloaks w.c, magnificent sun lounge extension, stairs to first floor landing provide access to a family bathroom and four well proportioned bedrooms master with en-suite shower room and fitted wardrobes. Externally to the rear there is a raised deck with fabulous views leading to a split level garden with lawned area, several patio areas with secluded spots and low maintenance To the front a double driveway and single garage. Additional benefits include: Gas central heating, double glazing a great location and no chain.

Entrance door to

Lobby

Staircase, designer radiator.

Lounge 10'9 x 14'1 (3.28m x 4.29m)



Radiator, coving to ceiling, bay window with fitted blinds, wood effect flooring, open plan to

Dining Area 12 x 8'9 (3.66m x 2.67m)



Radiator, coving to ceiling, wood effect flooring, French doors leading to:

Sun Lounge 17'1" x 13'5" (5.21m x 4.09m)



Porcelain tiled floor, radiator, French doors to raised deck with a lovely view!

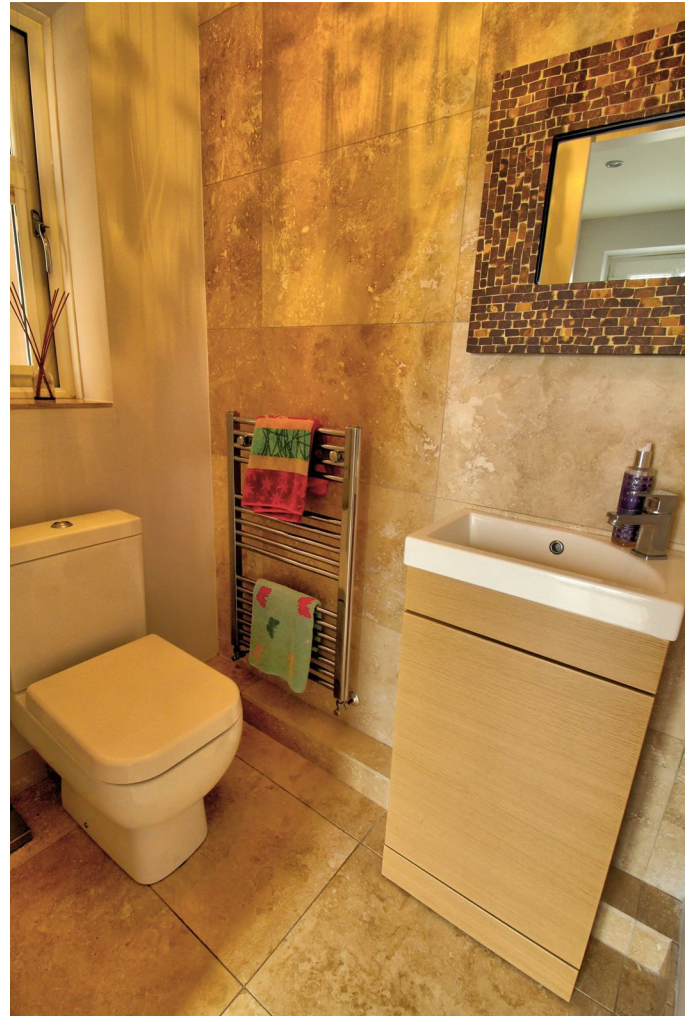
Kitchen 10'6 x 9 (3.20m x 2.74m)



Range of quality fitted base and wall units with a mixture of granite and oak contrasting work surfaces incorporating a stainless steel electric eye level oven and hob with granite splash back and up stands, tiled floor, stainless steel bowl with mixer tap, plumbing for dishwasher, washing machine, radiator,

cupboard, Island unit perfect for breakfast, spotlights to ceiling, wall mounted boiler enclose in a matching cupboard, door to rear.

Cloaks w.c



Low level w.c, hand basin with storage cupboard, mostly tiled, tiled floor, heated towel rail, radiator.

Stairs To First Floor Landing

Loft access, cupboard.

Bedroom One 10'2 x 10'7 (3.10m x 3.23m)



Radiator, coving to ceiling, recess perfect for a t.v, fitted wardrobes.

Ensuite



White suite with chrome effect fittings comprising: Low level w.c, hand basin with storage cupboard, shower unit, heated towel rail.

Bedroom Two 10'10 x 9'8 (3.30m x 2.95m)



Radiator, coving to ceiling.

Bedroom Three 11'7 x 7'8 (3.53m x 2.34m)



Radiator, coving to ceiling.

Bedroom Four 8'6 x 8'3 (2.59m x 2.51m)



Radiator, coving to ceiling.

Bathroom



White suite comprising: low level w.c., pedestal wash hand basin, panelled bath, tiled, radiator.

Externally



Externally to the rear there is a raised deck with fabulous views leading to a split level garden with lawned area, several patio areas. To the front a double driveway and single garage

Please Note

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it.

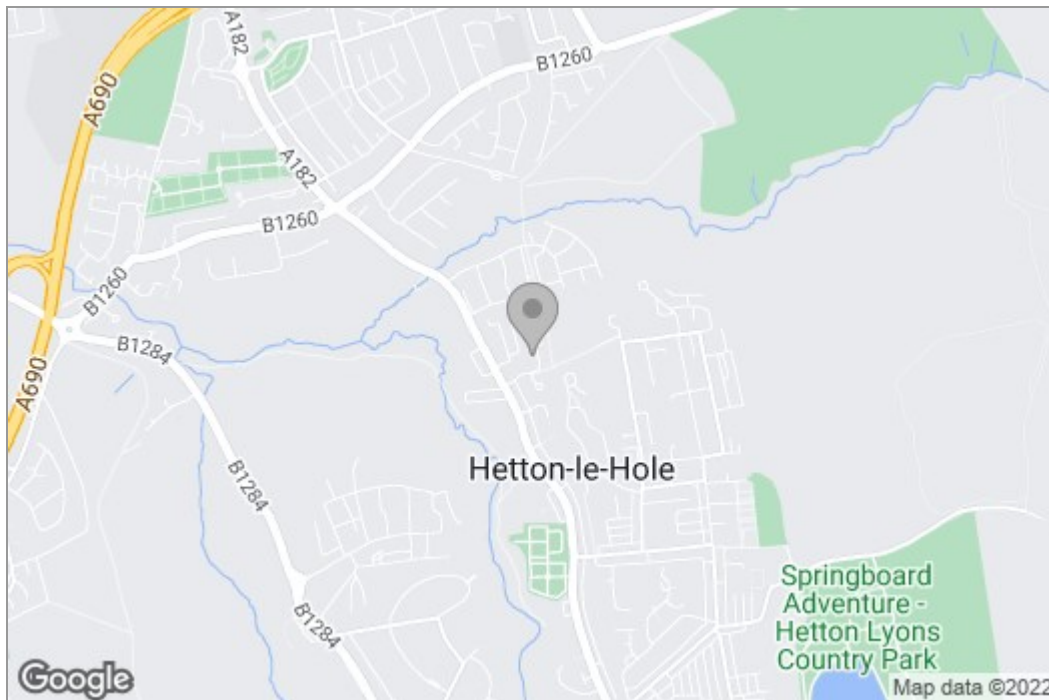
MORTGAGE ADVICE It is now a legal

requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service.

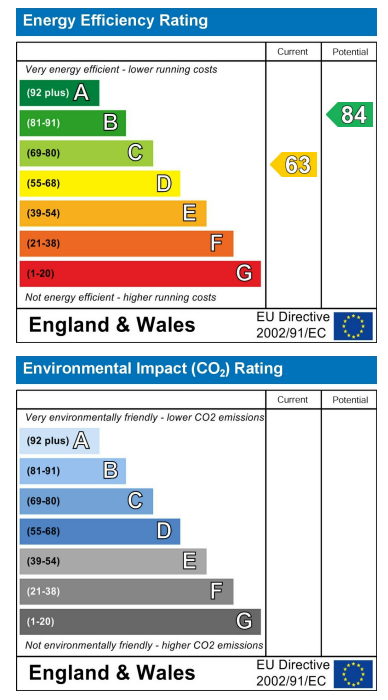
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Floor Plan

Area Map



Energy Efficiency Graph



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