



4 Bedrooms

Beautiful Family Home In An Exclusive Estate! This impressive four bedroom detached property, located in the highly sought-after and exclusive cul-de-sac of Shummard Close, Biddick Woods, is welcomed to the sales market by Jill Moore Sales & Lettings. With a large private driveway, double detached garage, a stunning master bedroom with en-suite and enclosed south facing private rear garden, this superb property certainly is a gem! Viewings are paramount!

Shummard Close

Biddick Woods, Houghton Le Spring, DH4

Offers Over:

£460,000

EPC Rating: C



Jill Moore
SELECT PROPERTIES

Entrance Porch:

Enter through composite double glazed door into large porch area with built in storage space, tiled floors, neutral walls and internal double doors leading into the main hallway.

Entrance Hall:

The welcoming hallway space is complete with tiled flooring, neutral walls, carpeted stairs lead to first floor and doors off to lounge, kitchen/diner, cinema room, w/c and storage cupboard.

W/C:

3'4" x 4'9" (1.02m x 1.45m)

The W/C offers neutral walls, hand wash basin, double glazed window and toilet.

Lounge:

10'4" x 24'6" (3.15m x 7.47m)

The spacious lounge features double glazed dual aspect windows which flood the space with natural light, with radiator, neutral walls and floors.

Cinema Room/Reception Room:

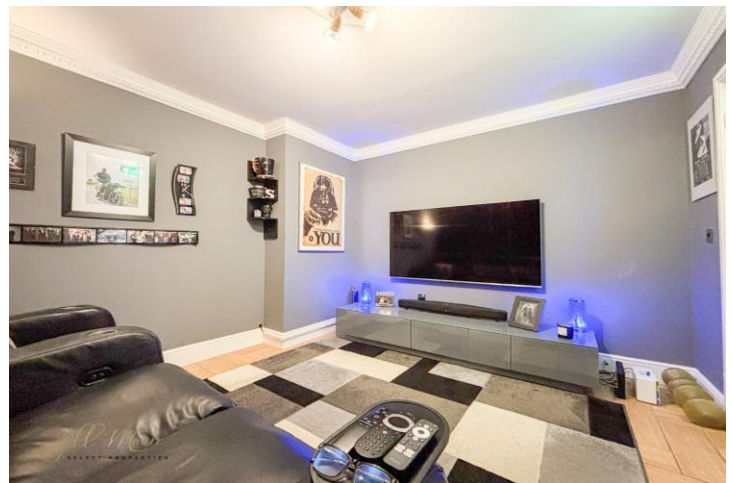
10'5" x 11'10" (3.18m x 3.6m)

The good-sized second reception room currently used as a home cinema, is generous in size and offers double glazed windows, neutral walls, tiled flooring, flooring and radiator.

Kitchen/Diner:

14'1" x 23'9" (4.3m x 7.24m)

The perfectly presented open plan kitchen/diner offers neutral walls and floors, double glazed windows, doorway into utility and radiator. The kitchen area is complete with neutral base and wall units providing ample storage and housing integrated appliances such as hob, oven, extractor and dishwasher. Space/plumbing for fridge freezer also features, along with double glazed window, sink with mixer tap and French doors leading out into the rear garden.



For additional information and full photo gallery please visit

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Utility Room:

6' x 5'6" (1.83m x 1.68m)

The utility space offers additional base and all units providing ample storage with space/plumbing for washer/dryer. Double glazed UPVC door leads out into the rear garden.

Bedroom 3:

9'7" x 12' (2.92m x 3.66m)

The third spacious double bedroom is complete with neutral walls, built in storage with double doors, carpet to the floor and double glazed window.

Bedroom 4:

7'3" x 14'6" (2.2m x 4.42m)

The fourth bedroom is generous in size and offers neutral walls, carpet flooring, two double glazed windows and radiator.

Bedroom 2:

10'6" x 13' (3.2m x 3.96m)

The second good-sized double bedroom is complete with neutral walls, carpet to the floor, double glazed window, radiator and has access to its own full en-suite.

En-suite:

6'2" x 5'9" (1.88m x 1.75m)

The en-suite offers part-tiled walls, walk in shower cubicle, hand wash basin, toilet, towel rail/radiator and double glazed window.



Master Bedroom:

9'9" x 14'4" (2.97m x 4.37m)

The master bedroom is beautifully presented with neutral walls, carpet to the floor, radiator, double glazed window to the rear aspect of the property and has access to its own walk in wardrobe space with bespoke fitted storage which in turn leads into a full en-suite.

En-suite:

4'5" x 6'9" (1.35m x 2.06m)

The en-suite offers neutral fully-tiled walls and floors, hand wash basin, w/c, towel rail/radiator, double glazed window and large double walk in shower cubicle.



Family Bathroom:

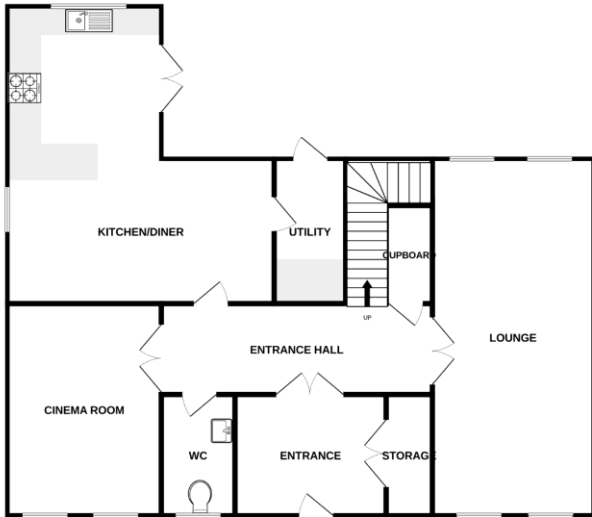
The recently upgraded family bathroom is complete with neutral tiled walls and floors, double glazed privacy windows, towel rail/radiator, bath with mixer shower, hand wash basin and w/c.

External:

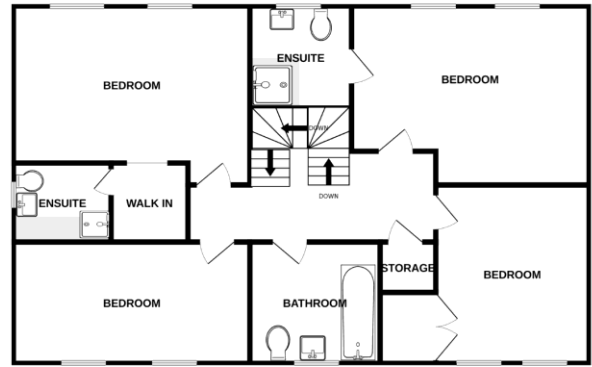
To the rear, a well maintained private south facing enclosed rear garden complete with natural grass section, pergola structure and paved pathway which leads round down the side of the property to the front via entrance/exit gate. The front, a large private driveway provides ample space for multiple vehicles and leads up to detached double garage. Garage features two automated roller shutter



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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