



4 Bedrooms

Beautiful Throughout!! This superb extended four bedroom detached family home, in the ever popular and exclusive area of the Biddick Woods Estate, is proudly presented to the sales market by Jill Moore Select Properties. Boasting a private driveway with garage, sun/family room extension to the rear along with modern kitchen and bathrooms throughout, this property combines spacious and modern family living with the perfect location. Viewings are a must!!

Weymouth Drive

Biddick Woods, Houghton Le Spring, DH4

Asking Price:

£350,000

EPC Rating: C



Entrance Hall:

Enter through uPVC double glazed door into light and airy hallway with neutral walls and floors, doors off to lounge, w/c, kitchen and dining room. Carpeted stairs lead to first floor and integral access into the garage also features.

W/C:

The w/c is finished with neutral walls, hand wash basin, toilet, towel rail/radiator and toilet.

Lounge:

The beautifully presented lounge space is complete with feature log burner, neutral walls, carpet to the floor, radiator and is flooded with natural light from the large double glazed bay window to the front of the property.



Kitchen:

The perfectly finished kitchen area offers a range of neutral white base and wall units providing ample storage and housing integrated appliances like dishwasher, oven, hob and extractor. Sink with mixer tap, double glazed window looking out into the rear garden, space/plumbing for fridge/freezer, radiator and doorway into utility also feature.



Utility Room:

The utility room is complete with matching base units allowing the modern flow of the kitchen to continue and provides space/plumbing for washer/dryer. Double glazed uPVC door leads out into the rear garden.

Dining Room:

The spacious dining area features neutral walls, laminate flooring, radiator and is open plan to the stunning extension/sun room. This allows the space to be filled with plenty natural light.

For additional information and full photo gallery please visit

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Sun Room:

The impressive sun room extension on the rear of the property is beautifully finished with neutral walls, a series of double glazed bi-fold doors and sky lights which flood the space with natural light. This makes the perfect space for hosting family and/or friends.

Landing:

The first floor landing area features carpet flooring, neutral walls, carpeted stairs leading up to second floor and doors off to bedrooms, family bathroom and storage cupboard.

Master Bedroom:

The generously sized and immaculately presented master bedroom offers neutral walls, double glazed bay window looking out over the front aspect of the property, bespoke fitted wardrobe/storage space, radiator and has access to its own full en-suite.



En-suite:

The master en-suite has recently been upgraded to offers contemporary towel rail/radiator, neutral walls, large double walk in shower cubicle, hand wash basin, toilet and double glazed privacy window.

Bedroom Two:

The second double bedroom on the second floor is complete with neutral walls and floors and double glazed sky light Velux windows filled the space with natural light. Access to its own full en-suite also features.

En-suite:

The amazing second en-suite is complete with neutral tiled walls, double glazed Velux window, large walk in shower cubicle, hand wash basin, towel rail/radiator and w/c.



Bedroom:

The third double bedroom is generous in size and offers double glazed window looking out over the rear garden, neutral walls and floors and central heating radiator.

Bedroom:

The fourth good-sized bedroom features large double glazed window, carpet to the floor, neutral walls and radiator.

Family Bathroom:

The impressive family bathroom is perfect finished with fully tiled walls and floors, large bath, separate walk in shower cubicle, hand wash basin, towel rail/radiator and double glazed window.



External:

To the rear, a well maintained landscaped and private garden complete with decked seating/patio area, natural grass section, shrubbery boarder and paved pathway which leads down the side of the property and round to the front. The rear garden is south-west facing providing sunlight throughout all times of the day. To the front, a large block paved private driveway provides ample space for multiple vehicles and leads up to garage.

Location:

The property is found within Weymouth Drive, a highly sought-after and quiet area of the Biddick Woods Estate, Houghton-Le-Spring, offering well respected schools, shops and restaurants/pubs within walking distance. Woodland walks through the Lambton Estate are also on the doorstep, perfect for dog walking and running.



Total floor area 160.0 sq. m. (1,722 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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