



6 Bedrooms

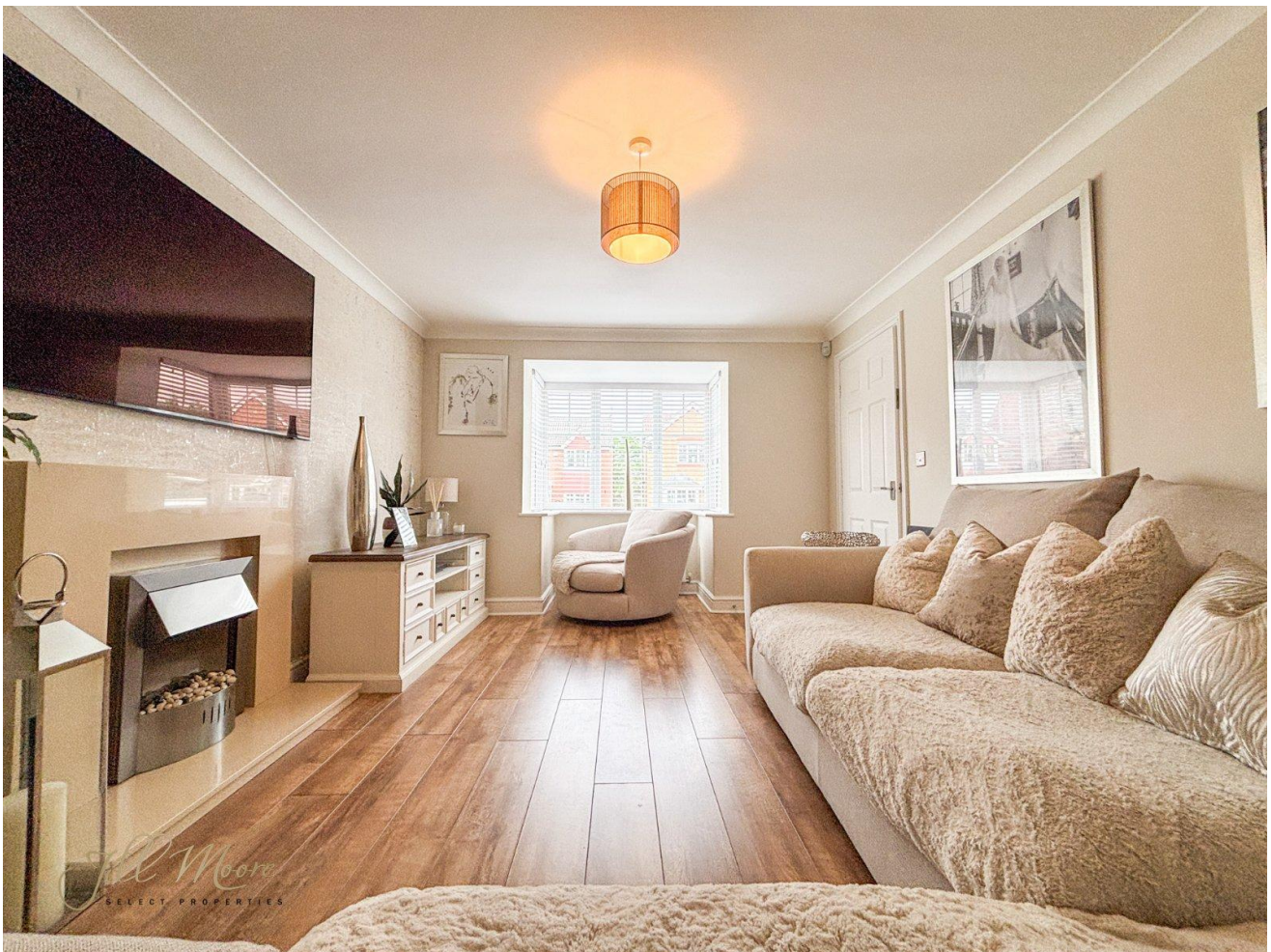
Simply Stunning!! This immaculate six double bedroom detached property, in the highly sought-after area of Harwood Drive, Houghton-Le-Spring, is welcomed to the sales market by Jill Moore Select Properties. Offering an impressive open plan kitchen/diner, a beautiful master bedroom with en-suite and landscaped gardens both front and rear, this property truly makes the perfect family home! Early viewing is paramount.

# 68 Harwood Drive, Houghton-Le-Spring, County Durham, DH4 5NY

Offers Over:

**£340,000**

EPC Rating: C



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**Entrance Hall** Enter through uPVC double glazed door into welcoming hallway with neutral walls and floors, carpeted stairs leading to first floor and doors off to lounge, garage, large storage cupboard and into kitchen/diner.

**Lounge** The immaculately presented lounge space is flooded with natural light from the large double glazed bay window to the front of the property and offers neutral walls with fireplace feature, carpet flooring and radiator.

**Kitchen/Diner** The stunning open plan kitchen/diner is complete with neutral navy base and wall units providing ample storage space and housing integrated appliances such as oven, hob and extractor. Space/plumbing for



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fridge/freezer also features, along with integrated sink with mixer tap and double glazed window. The dining space is perfectly finished with neutral walls and floors and is filled with natural light from the large double glazed sliding patio doors which open out into the rear garden.

**Utility Room** The utility features matching base and wall units providing more storage space with plumbing/space for washer/dryer and additional sink. UPVC double glazed door leads out into the rear garden and door into w/c also features.

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

**First Floor Landing** The landing area offers neutral walls, carpet to the floor and doors off to bedrooms and bathroom on the first floor. Carpeted stairs leading up to the second floor also feature.

**Bedroom** The sixth bedroom features neutral walls, double glazed window looking out over the rear garden, laminate flooring and radiator.

**Bedroom** The fifth double bedroom is currently used a dressing room complete with a range of fitted wardrobe/storage space, neutral walls and floors, double glazed window to the front aspect of the property and radiator.

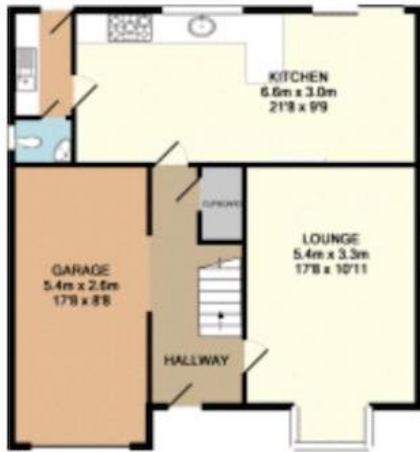
**Family Bathroom** The impressive family bathroom provides neutral tiled walls and floors, double glazed window, toilet, towel rail/radiator and bespoke his/hers hand wash basins.

**Master Bedroom** The superb master bedroom is complete with carpet flooring, large double glazed bay window which fills the space with natural light, neutral walls, radiator and has access to its own wonderful en-suite space.

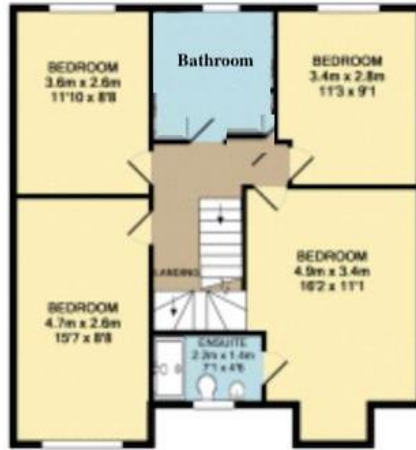
**En-suite** The stylish and modern en-suite features fully tiled walls and floors, towel rail/radiator, double glazed window, large double walk in shower, w/c and hand wash basin

**Bedroom** The fourth double bedroom is currently used another reception/TV room and offers neutral walls and floors, double glazed window allowing ample natural light and radiator.





GROUND FLOOR  
APPROX. FLOOR  
AREA 62.2 SQ.M.  
(670 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 62.2 SQ.M.  
(670 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 63.8 SQ.M.  
(689 SQ.FT.)

TOTAL APPROX. FLOOR AREA 188.0 SQ.M. (2069 SQ.FT.)

While every effort has been made to ensure the accuracy of the floor plan 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 colours, symbols and appliances shown have not been tested and no guarantee as to their accuracy or efficiency can be given.  
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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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