



5 Bedrooms

Simply Stunning! Jill Moore Sales & Lettings are thrilled to offer to the sales market this beautifully presented 5 bedroom detached property, situated in the ever popular exclusive development of Elba Park. Elba Park is a luxury development located next to a 52-hectre country park in Houghton Le Spring. With beautiful walks, sculpture trails and cycle tracks on your doorstep its easy to see why this location is so popular! You will also have direct access to the A1/A19 making commuting simple into larger cities like Sunderland, Newcastle and/or Durham.

5 Axwell Park, Elba Park, Houghton Le Spring, DH4 6GJ

Asking Price:

£499,999

EPC Rating: B



Entrance Hall Enter through doorway into welcoming hallway with neutral walls, laminate flooring, carpeted stairs to first floor, storage cupboard and doors off to lounge, kitchen/diner, playroom, w/c and dining room.

W/C 6'2" x 4'1" (1.88m x 1.24m). The good-sized w/c features neutral walls, hand wash basin, toilet, double glazed window and towel rail/radiator.

Study/Office 7'9" x 11'7" (2.36m x 3.53m). The spacious office space on the ground floor, currently used as a playroom, is flooded with neutral light from the large double glazed window looking out over the front aspect of the property and features neutral walls, carpet flooring, radiator and built in storage cupboard.

Lounge 11'7" x 18' (3.53m x 5.49m). The beautifully presented lounge is filled with natural light from the large double glazed French doors which lead out into the rear garden. Neutral walls, radiator and laminate flooring also feature.



For additional information and full photo gallery please visit

www.jillmooresalesandlettings.co.uk



Dining Room 12'5" x 10'1" (3.78m x 3.07m). The generously sized dining room offers ample natural light from the large double glazed bay window which provides views over the park and greenery opposite to the front. Neutral walls, radiator, jack and jill doorway into kitchen/diner and carpet flooring also feature.



Kitchen/Family Room 15'1" x 22'6" (4.6m x 6.86m). The beautiful breakfasting kitchen area is open plan to the family space and is complete with neutral base and wall units providing ample space and housing integrated appliances such as fridge, freezer, dishwasher and sink with mixer tap. Double glazed window looking out over the rear garden, extractor unit and laminate flooring throughout also feature. The family area is flooded with natural light from the large double glazed floor-to-ceiling windows and French doors which open up into the rear garden.



Utility Room 5'10" x 6'3" (1.78m x 1.9m). The utility space features neutral base and wall units providing ample storage with integrated sink with mixer tap and space/plumbing for washer/dryer. Double glazed uPVC door leads out into the rear garden.

First Floor Landing The landing area provides access to partially boarded loft space for extra storage and features neutral walls, carpet flooring and doors off to bedrooms, family bathroom and storage cupboard.

Master Bedroom 12'2" x 12'11" (3.7m x 3.94m). The stunning master bedroom is complete with neutral panelled walls, double glazed window, carpet flooring, built in storage and has access to its own full en-suite.

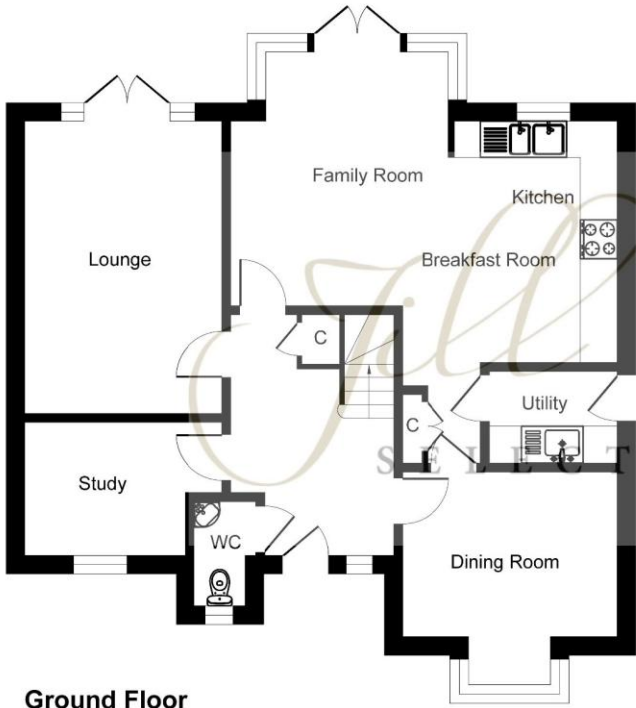


En-suite 5'9" x 6'8" (1.75m x 2.03m). The master en-suite features hand wash basin, toilet, walk in shower cubicle, double glazed window, towel rail/radiator and neutral walls and floors.

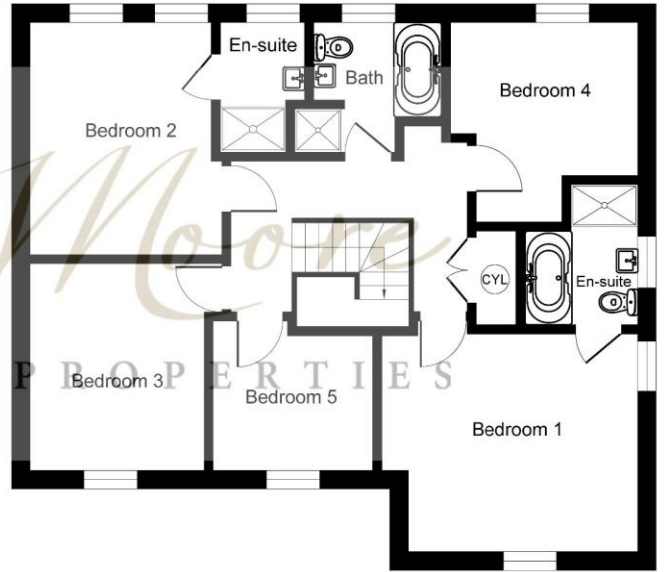
Bedroom Two 10'6" x 12'11" (3.2m x 3.94m). The very good sized second double bedroom is complete with neutral part-panelled walls, carpet to the floor, radiator and double glazed window.

En-suite 4'9" x 7'9" (1.45m x 2.36m). The en-suite offers large walk in shower cubicle, hand wash basin, double glazed window, toilet, towel rail/radiator and neutral part-tiled walls.

5 Axewell Park



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For additional information and full photo gallery please visit
www.jillmooresalesandlettings.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract