



We are delighted to offer this fantastic opportunity to purchase this stunning four-bedroom detached family home at Butterwick Road, DH4 4DE. Originally purchased brand new just three years ago and significantly enhanced by the current owners.

Having been built with all available upgrades, the property offers modern, stylish accommodation throughout, while the owners have further improved the home with thoughtful additions and exceptional attention to detail.

From the moment you arrive, it is clear that this is a home that has been exceptionally well cared for.

The spacious accommodation provides everything a modern family could wish for, including four well-proportioned bedrooms, with fitted wardrobes to three bedrooms providing excellent storage. The impressive principal bedroom benefits from its own en-suite shower room, creating a private and comfortable retreat.

The heart of the home provides generous living space, perfect for both everyday family life and entertaining. The property combines the benefits of a modern new-build home with the upgrades and finishing touches that are often missing from newer properties.

One of the property's standout features is the beautifully landscaped rear garden. The current owners have transformed the outdoor space to a high standard, creating an attractive, low-maintenance garden that is ideal for relaxing, entertaining and enjoying during the warmer months.

Council Tax Band- D

Butterwick Road
Houghton-Le-Spring, DH4

Asking Price:

£340,000

EPC Rating: B



Location:

Butterwick Road, DH4 4DE is in the Newbottle area of Houghton-le-Spring, Tyne and Wear. The property is in a fairly well-connected residential location, particularly good for access to a primary school, local shops and buses.

Entrance Hall:

4.95 x 1.31

Welcoming entrance hall featuring a contemporary composite entrance door, creating an excellent first impression. The hallway benefits from a large built-in storage cupboard, providing useful additional storage, along with stylish LVT flooring, radiator, recessed spotlights and an attractive open-plan staircase leading to the first floor.

Living Room:

4.49 x 3.58

A bright and welcoming reception room featuring a large, double-glazed window overlooking the front aspect, allowing plenty of natural light to fill the space. The room benefits from a stylish feature panelled wall, adding a contemporary touch, together with a radiator and quality fitted carpet.



For additional information and full photo gallery please visit

www.jillmooresalesandlettings.co.uk



Kitchen/Diner:
8.08 x 4.43

A superb modern open-plan kitchen and dining space, designed perfectly for both everyday family life and entertaining. The kitchen area features a double-glazed window, while the adjoining dining area enjoys an abundance of natural light through French doors and two full-height glazed side panels, creating a bright and inviting space with direct access to the rear garden.

The stylish fitted kitchen comprises a comprehensive range of base, wall and larder units, complemented by matching work surfaces and upstands. A large breakfast bar island provides an impressive focal point and incorporates additional base storage and drawers, making this an ideal space for casual dining and entertaining.

Integrated appliances include an electric oven, combination oven/microwave, induction hob with extractor, 70/30 fridge/freezer, dishwasher and wine cooler. A contemporary glass splashback complements the kitchen, while the gas boiler is discreetly housed within a matching unit.

The entire area benefits from quality LVT flooring, with recessed spotlights to the kitchen area and two radiators completing this exceptional space.

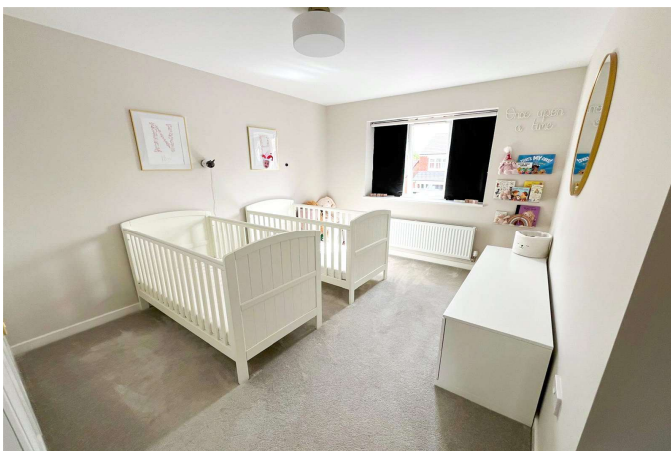


Utility Room:
2.55 x 1.21

A practical and well-appointed utility room with composite door providing direct access to the rear garden. Fitted with a useful base unit and worktop, together with plumbing and space for a washing machine. The room is finished with LVT flooring and recessed spotlights, combining functionality with a smart, contemporary finish.

Cloakroom:
2.04 x 0.97

A stylish and contemporary cloakroom featuring a double-glazed window providing natural light, complemented by a modern wash hand basin and back-to-wall WC with concealed cistern. The room is finished with LVT flooring, part-tiled walls and recessed spotlights, creating a smart and practical space.





Landing:

A bright and spacious first-floor landing featuring a double-glazed window, allowing plenty of natural light into the space. The landing benefits from a useful bulkhead storage cupboard, contemporary glass balustrades, radiator and access to the loft space. Finished with quality carpet and recessed spotlights, creating a modern and welcoming continuation of the ground-floor accommodation.

Master Bedroom:

4.50 x 3.60

A generously proportioned double bedroom enjoying a large, double-glazed window overlooking the front aspect, providing excellent natural light. The room benefits from a full wall of fitted wardrobes, offering an abundance of practical storage, together with a radiator and quality fitted carpet.

Ensuite Shower Room:

2.59 x 1.44

Double-glazed window, sliding-door shower cubicle with bar shower, designer double vanity unit with inset hand basin, back-to-wall WC with concealed cistern, tiled flooring and part-tiled walls. Full-width recessed mirror, chrome ladder-style heated towel rail and recessed spotlights.

Bedroom 2:

3.50 x 3.20

Double-glazed window, radiator, carpet.

Bedroom 3:

3.69 x 3.27

Double-glazed window, full wall of fitted wardrobes, radiator and fitted carpet.

Bedroom 4:

4.11 x 2.56

Double-glazed window, full wall of fitted wardrobes, radiator and fitted carpet.

Bathroom:

3.08 x 2.14

Double-glazed window, panelled bath, sliding-door shower enclosure with bar shower, designer double vanity unit with inset hand basin, back-to-wall WC with concealed cistern, tiled flooring and part-tiled walls. Full mirror wall, chrome ladder-style heated towel rail, extractor fan and recessed spotlights.

External

Garage:

Up-and-over door, power sockets and lighting.

Front:

Block-paved driveway providing access to the garage, with lawned and paved areas.

Side:

Gated access to both sides, providing access to the rear garden and bin storage area.

Rear:

Stunning, fully landscaped rear garden featuring a large tiled patio with built-in drainage, complemented by an artificial turf area framed with contrasting tiles.



Disclaimer:**DISCLAIMER**

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. **PLEASE NOTE** Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property mis-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. **VIEWING ARRANGEMENTS** To arrange an appointment to view this property, please contact us on 0191 4648880, hours are Monday to Friday 9.00a.m. to 5.00p.m, Saturday 9.00a.m. to 12.00p.m

Property Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision.

We are advised by the seller that the property has mains gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES- NA

WATER METER- Yes

PARKING ARRANGEMENTS: Driveway and Garage

BROADBAND SPEED: No issues reported by vendor. The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- Yes

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Tenure - Freehold

Viewing - By appointment through Jill Moore Sales and Lettings

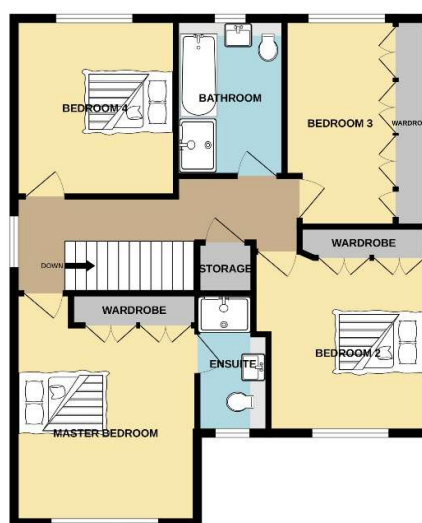
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

84 B

92 A

GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.

1ST FLOOR
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 1618 sq.ft. (150.4 sq.m.) approx.

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	84 B	92 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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