



Kvarner Broomhill, Houghton Le Spring, DH5 9PT

Offers Over £350,000

Hive Estates proudly presents this exceptional detached three bedroom family home, ideally located in the popular and well-connected area of Hetton-le-Hole. Offering a superb blend of comfort, space, and contemporary style, this property is perfect for modern family living. Boasting generous and beautifully landscaped gardens to both the front and rear, the home sits on an impressive plot with a private rear garden that overlooks peaceful green space. The stunning front garden complements a large driveway with space for up to four vehicles leading up to a double garage, adding both kerb appeal and convenience.

Step inside and you're welcomed into a beautifully styled lounge, featuring plush grey carpets, tasteful décor, and large windows that fill the space with natural light while retaining a cosy, relaxed atmosphere.

Flowing through to the rear of the home is a stunning open plan living and dining area. With matching grey carpets, large windows, and French doors opening to the garden, the space is bright, versatile, and ideal for entertaining or family life. The living area maintains a calm, neutral palette, while the dining space adds a vibrant pop of colour for character and warmth.

The kitchen is stylish and practical, fitted with ash-effect cabinetry, black laminate worktops, and grey wood-effect flooring. It includes a breakfast bar, integrated oven, microwave, and dishwasher, plus a tiled splashback and generous window space. Adjacent is a spacious utility room with additional storage, counter space, and room for a washing machine and dryer perfect for keeping daily life organised and clutter-free.

The ground floor also hosts the generously sized master bedroom, complete with soft grey carpet, fitted wardrobes, a built in desk, and modern feature wallpaper. This serene space enjoys plenty of natural light and benefits from a private en-suite bathroom, featuring floor-to-ceiling white tiles, a patterned border, walk-in shower, WC, basin, and heated towel rail. Upstairs, two further double bedrooms offer plenty of space and flexibility. Bedroom two features skylights, built-in wardrobes, a fitted desk, and neutral tones with a pop of colour. Bedroom three mirrors these features, with similar proportions, beige carpeting, and colourful accents.

The main bathroom has been recently renovated to a high standard, showcasing stylish grey tiling from floor to ceiling, patterned floor tiles, a shower-over-bath, WC, and a modern vanity unit with built-in storage. It also benefits from underfloor heating, providing a luxurious touch to your daily routine.

Externally, this home continues to impress with exceptional outdoor space. The rear garden is generously sized, beautifully landscaped, and enjoys a high level of privacy, overlooking open green space for a peaceful and secluded feel. It features a patio, lawn, dedicated seating area, and a gravel section currently housing a greenhouse, a shed, and a raised vegetable patch—ideal for gardening enthusiasts or relaxed outdoor living. To the front, a stunning landscaped garden with mature planting enhances the home’s kerb appeal, while a substantial driveway offers parking for up to four vehicles and leads to a spacious double garage, perfect for storage or use as a workshop.

Situated in a desirable, family-friendly neighbourhood, the property is close to local amenities, Hetton Lyons Country Park, and just a short drive from the vibrant and historic Durham City Centre.

Living Room 18'0" x 12'3" (5.50 x 3.74)

Lounge 13'11" x 12'1" (4.25 x 3.70)

Kitchen 8'0" x 18'0" (2.45 x 5.50)

Dining Room 8'10" x 12'3" (2.70 x 3.74)

Utility 9'2" x 6'10" (2.80 x 2.10)

Bedroom 1 13'1" x 8'6" (4.00 x 2.60)

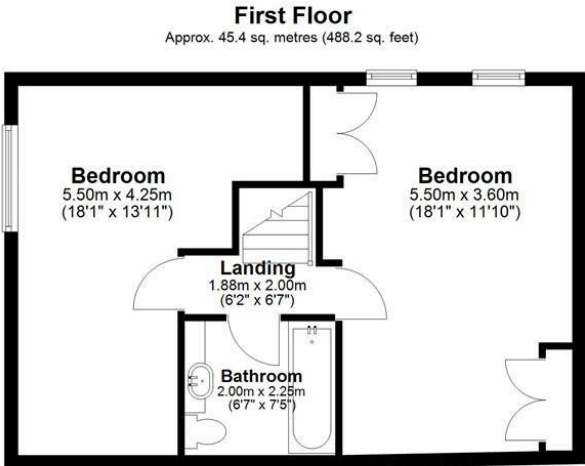
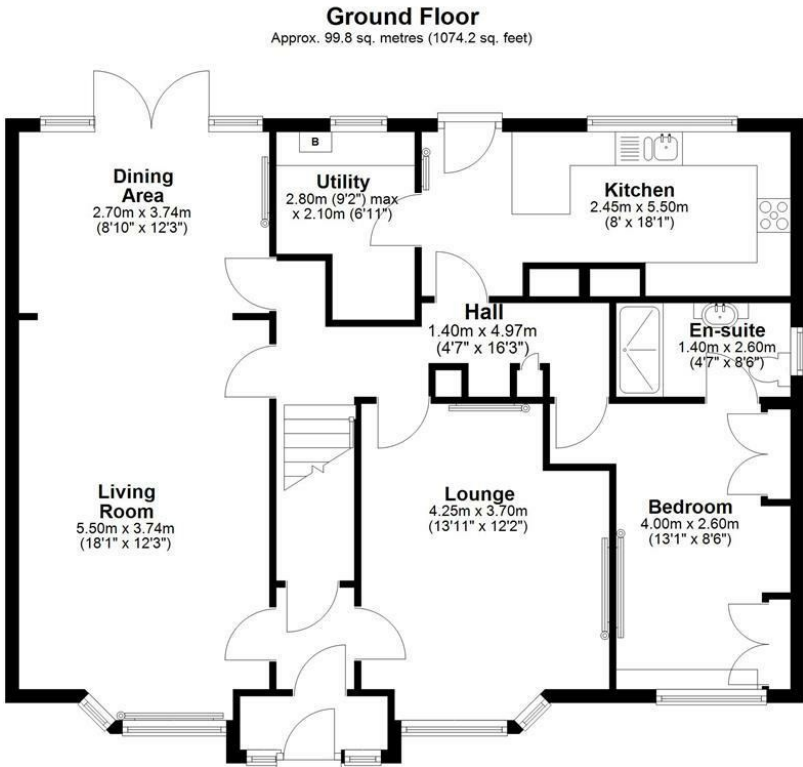
En-suite 4'7" x 8'6" (1.40 x 2.60)

Bedroom 2 18'0" x 13'11" (5.50 x 4.25)

Bedroom 3 18'0" x 11'9" (5.50 x 3.60)

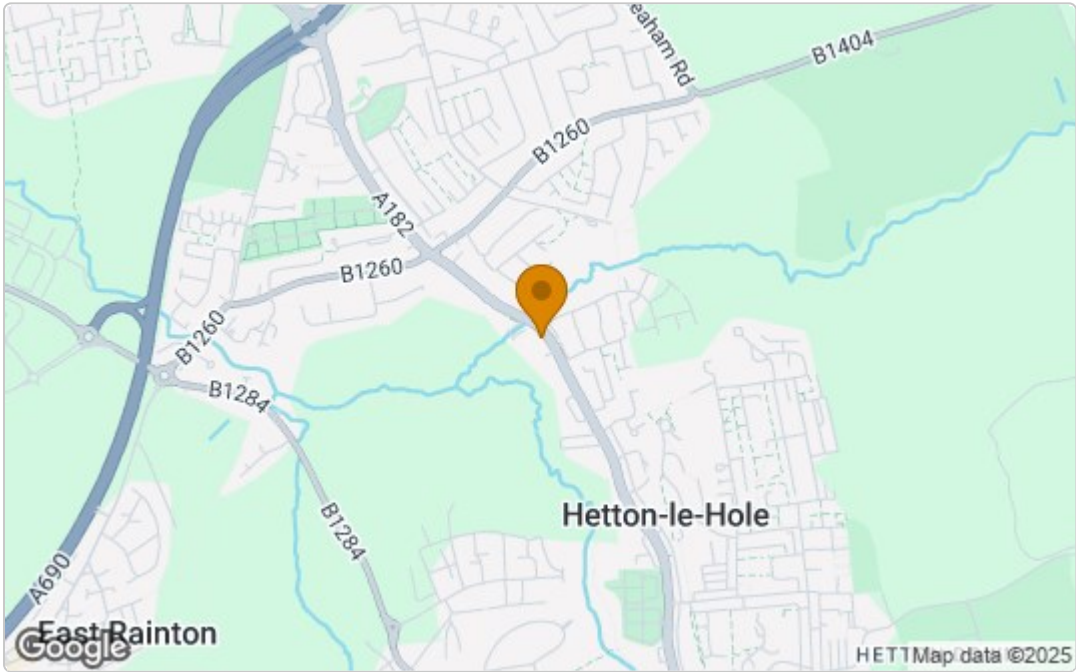
Bathroom 6'6" x 7'4" (2.00 x 2.25)

Floor Plan

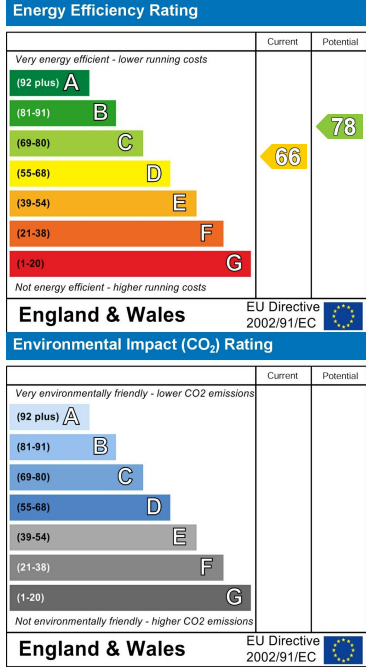


Total area: approx. 145.1 sq. metres (1562.3 sq. feet)

Area Map



Energy Efficiency Graph



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