



## 22 Barley Close, Houghton Le Spring, DH4 5AE

£299,950

Moovd are delighted to welcome to the market this immaculately presented four bedroom detached House in the much sought after location of Barley Close, Houghton-le-Spring.

The property briefly comprises large entrance hallway, living room with feature bay window, kitchen/diner featuring integrated appliances including oven, hob, extractor and dishwasher, downstairs WC, utility room with plumbing and second reception room. To the first floor there are four bedrooms, two of which incorporate en-suite shower rooms with low level toilet, basin and walk in shower, well decorated family bathroom with pedestal sink, low level toilet and bath.

Externally the property benefits from a well maintained exterior to the front and a landscaped garden to the rear, laid mainly to patio and lawn. There is also a driveway to the rear of the property with a single garage.

Finished to an exceptionally high standard and with large living spaces, this fantastic family home will not disappoint. Viewings strictly by appointment only.

### Hallway

Composite front door, staircase to first floor.

### Living Room 17'7" x 11'1" (5.38 x 3.38)

UPVC double glazed Bay window to front, radiator.

### Study 9'2" x 8'10" (2.80 x 2.70)

UPVc double glazed window to front, radiator.

### Kitchen / Diner 26'5" x 9'6" (8.06 x 2.90)

UPVc double glazed windows to rear, double French doors to garden, fitted with a range of base and wall units with contrasting work surface, integrated appliances including oven, hob, extractor and dishwasher, stainless steel sink and drainer, laminate flooring, spot lighting.

### W/C

W/C, hand basin, splash back tiling, radiator.

### Utility Room

Fitted with a range of base and wall units, contrasting work surface, plumbing for washing machine, UPVc door to side.

### Detached single garage

Accessed via driveway.

### Landing

### Bedroom 1 14'6" x 13'6" (4.44 x 4.14)

UPVc double glazed window to front, radiator, door into ensuite.

### Ensuite

White W/C, hand basin, walk in shower, splash back tiling, ladder towel rail, extractor fan.

### Bedroom 2 12'10" x 10'9" (3.93 x 3.28)

UPVc double glazed window to front, radiator, storage cupboard, door into ensuite.

### Ensuite

White W/C, hand basin, double walk in shower, ladder towel rail, splash back tiling, UPVc double glazed frosted window to side.

### Bedroom 3 11'2" x 10'9" (3.41 x 3.29)

UPVC double glazed window to rear, storage cupboard, radiator.

### Bedroom 4 10'9" x 7'9" (3.29 x 2.37)

UPVc double glazed window to rear, radiator.

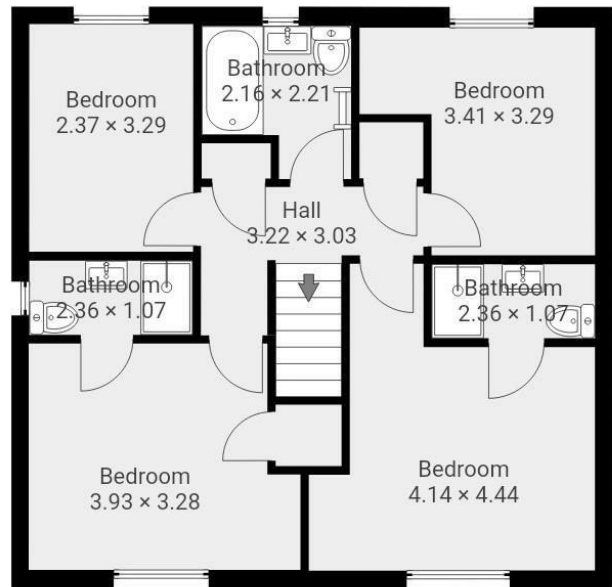
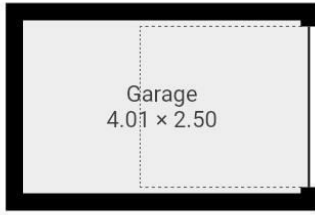
### Family bathroom

White suite including W/C, panelled bath, pedestal hand basin, splash back tiling, UPVc double glazed frosted window to rear.

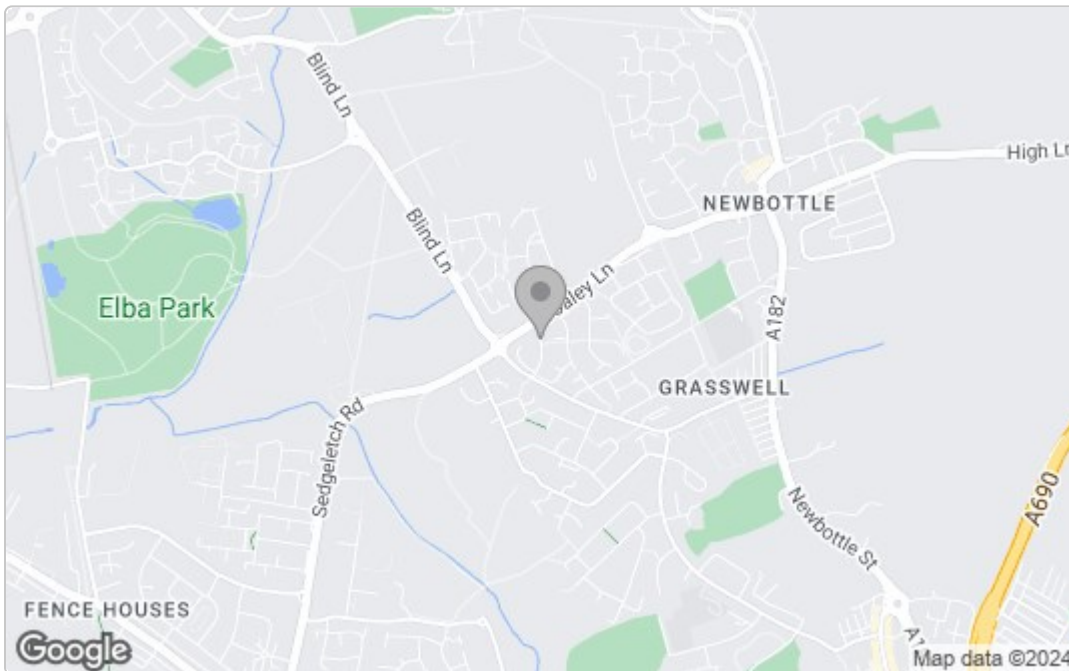
### External

Well maintained exterior to the front and a landscaped garden to the rear, laid mainly to patio and lawn. There is also a driveway to the rear of the property, leading to single detached garage.

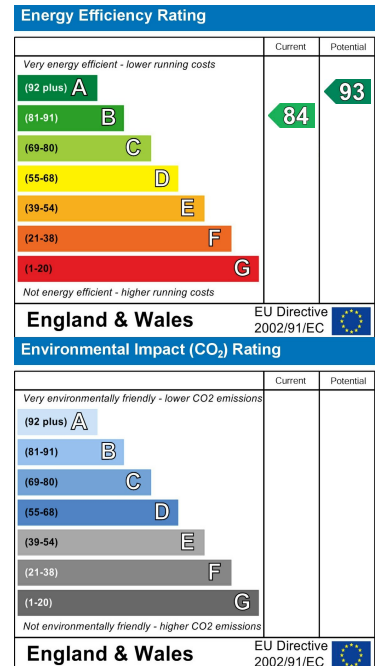
# Floor Plan



## Area Map



## Energy Efficiency Graph



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