

Copthill Way
Houghton Le Spring
DH4 4FB



Copthill Way

£299,245

INTRODUCTION

STUNNING 4 DOUBLE BED DETACHED HOME - EN SUITE TO MASTER BEDROOM - SEPARATE HOME OFFICE ON GROUND FLOOR - EXCEPTIONAL LARGE SOUTH WEST FACING REAR GARDEN PLOT - MANY UPGRADES FROM STANDARD SPEC - EXPENSIVE LVT FLOORING TO LARGE PART OF GROUND FLOOR - STYLISH SHUTTERS FITTED TO FRONT ELEVATION - STUNNING HOME THROUGHOUT READY TO MOVE INTO

ENTRANCE HALL

This particular style of property enjoys a lovely entrance hall. The current owners have occurred considerable expense laying a quality LTV flooring in herringbone format to the entrance hall, kitchen and dining space. Impressive staircase leading to first floor landing, large built-in cupboard, radiator, alarm key pad, side facing white uPVC double-glazed window with fitted blinds. Doors leading off to WC, home office, lounge and dining kitchen.

W C

Quality LVT flooring, radiator, wall mounted handbasin with chrome tap, toilet with concealed cistern and push button flush. Built-in mirror to one wall, extractor fan.

HOME OFFICE

Carpet flooring, radiator, front facing white uPVC double-glazed window with fitted blinds. This is a fabulous working from home office.

LOUNGE

Carpet flooring, radiator, wall mounted thermostat for the central heating system, white uPVC double-glazed doors leading to rear patio and enjoying lovely views over the garden. This is a good size room and would accommodate most arrangements of furniture, built-in blinds to the windows and door. Please note, that there are 2 thermostats in the property, one downstairs and one upstairs, allowing efficient dual zone monitoring which scores highly on the EPC report.

DINING KITCHEN

The room is L-shaped and measurements taken at widest points.

A superb family space with quality LVT flooring fitted throughout, 2 radiators providing heat to the space, 3 uPVC double-glazed windows, side and rear facing. 2 of the windows have stylish fitted blinds and white uPVC double-glazed doors leading out to the rear patio and offering additional views over the gorgeous rear garden. This fabulous space also includes designer style upgraded kitchen from the developer with a range of wall and floor units in a dark grey/graphite style finish with contrasting quality work surfaces, including a breakfast bar returning and overhang allowing informal dining. Quartz style sink with bowl and a half, single drainer and Monobloc tap. Integrated 4 ring Zanussi induction hob with built-in extractor, quality integrated Zanussi oven and matching Zanussi microwave (combination oven) both integrated. Double integrated fridge/freezer, integrated washing machine, integrated dishwasher. Part of the room nearest the patio doors offers a lovely space for dining table and chairs as can be seen in the photographs.

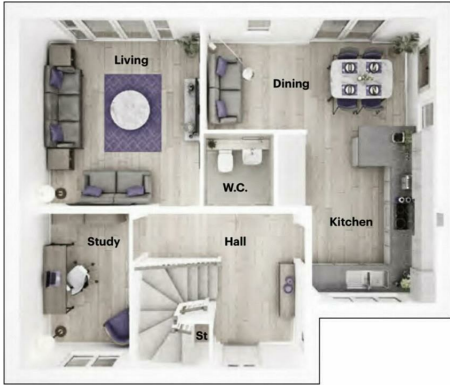
FIRST FLOOR LANDING

Large double built-in cupboards, front facing white uPVC double-glazed window with fitted blinds, radiator, loft hatch. 5 doors leading off, 4 to bedrooms and 1 to bathroom.

PRINCIPAL BEDROOM

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Double built-in wardrobe providing plenty of storage and hanging space, wall mounted thermostat for the central heating system. Door leading off to en-suite.





Local Authority

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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