

Whitefield Pit  
Houghton Le Spring  
DH4 7JU





good life   
sales & lettings



# Whitefield Pit

## Offers In The Region Of £680,000

### INTRODUCTION

SUBSTANTIAL INDIVIDUALLY DESIGNED 5 DOUBLE BED DETACHED BUNGALOW SAT WITHIN CIRCA HALF AN ACRE OF LANDSCAPED GROUNDS INCL ALLOTMENT & FORMAL GARDENS. ADDITIONAL LARGE FIRST FLOOR OFFICE OR 6th BEDROOM + DETACHED DOUBLE GARAGE WITH WC + OFFICE ABOVE. MULTI-CAR DRIVEWAY. SIGNIFICANT SOLAR PANEL FACILITIES + BATTERY STORAGE. SECLUDED POSITION BUT CLOSE TO ALL MAJOR COMMUTING AREAS.

### ENTRANCE VESTIBULE

Entrance via double-glazed door. Parquet style flooring, double doors leading into entrance hall.

### ENTRANCE HALL

Carpet flooring, radiator concealed behind cover, stairs to first floor, side facing white uPVC double-glazed window, double doors leading off to lounge, double doors leading off to dining kitchen, door leading off to sun room, door leading off to bathroom, 4 doors leading off to double bedrooms.

### LOUNGE/DINING ROOM

27'4 x 14'9

Measurements taken at widest points, the room is L-shaped.

Lovely large spacious lounge with double door access, double radiator, 2 white uPVC double-glazed windows looking out onto attractive views of the side garden. Impressive feature fireplace in a stone finish with matching hearth and back recess within the chimney breast above which the current owners have a flat screen TV. Recessed lights to ceiling.

### DINING KITCHEN

27'4 x 16'3

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

Stunning open space with tiled flooring, radiator concealed behind cover plus additional radiator, white uPVC double-glazed sliding doors leading directly out onto a patio and garden, door leading off to sunroom, door leading off to separate utility, door leading off to large utility cupboard. The stylish fitted kitchen comprises of a range of Italian units with granite work surface and contrasting breakfast bar island with drawer units beneath and ample space for informal dining. At the heart of the kitchen is a Range master range style oven with multiple ovens, 4 ring gas hob, hot plate etc, feature Smeg extractor hood. Inset ceramic sink with monobloc tap sits beneath a uPVC double-glazed window which has pleasant views over the driveway and garden beyond. Ample space for an American style fridge/freezer, integrated dishwasher. More than ample space for a separate dining table and chairs.

### UTILITY ROOM

9'9 x 5'10

Tiled flooring continued from the kitchen, wall and floor units with laminate work surface, space and plumbing for a washing machine and dryer. Stainless steel sink with single bowl, single drainer, white uPVC double-glazed window and uPVC double-glazed door leading out to the garden.

### WALK IN LARDER PANTRY

5'10 x 5'2

Walk-in pantry which is also the location of the central heating boiler with built-in cupboards and shelving.

### SUN/TV ROOM

12'10 x 10'10

Carpet flooring, radiator, partially-glazed door leading directly in hallway, partially-glazed door leading to dining kitchen, Bi-fold doors leading directly onto patio and garden.

## BATHROOM

10'10 x 8'8

Laminate slate-effect flooring, column style radiator, stylish bathroom with freestanding bath and chrome taps and showerhead attachment, double walk-in freestanding shower with low profile tray, fixed glass shower screen over and shower fed from the main hot water system comprising fixed overhead shower and separate hand held shower, sink built into fitted unit with toilet concealed cistern, chrome taps and storage cupboard. White uPVC double-glazed widow privacy glass. Stylish panelling to approx. half height underneath dado. This is a lovely large room.

## GUEST BEDROOM 2

10'10 x 9'0

Laminate wood-effect flooring, radiator, white uPVC double-glazed window. Fitted wardrobes 1 wall, door leading off to en suite.

## EN SUITE

4'10 x 4'3

Vinyl tile-effect flooring, white toilet with low level cistern, white sink with chrome tap, white uPVC double-glazed window with privacy glass. The walls are tiled in their entirety.

## BEDROOM 3

10'10 x 9'0

Carpet flooring, double radiator, white uPVC double-glazed window with views over the garden. This is also a double bedroom.

## BEDROOM 4

11'0 x 9'0

Carpet flooring, doubler radiator, white UPVC double-glazed window with views over garden. This is also a double bedroom.

## BEDROOM 5

10'10 x 9'0

Carpet flooring, double radiator, white uPVC double-glazed window with views over the garden. This is also a double bedroom. Fitted wardrobes.

## FIRST FLOOR LANDING

2 doors leading off, 1 to large home office and 1 to principal bedroom.

## PRINCIPAL BEDROOM

21'0 x 13'7

Very large principal bedroom. Carpet flooring, 2 windows allowing lots of light into the space, large double radiator, 2 open plan doorways leading to dressing room, door leading off to bathroom.

## DRESSING ROOM

11'3 x 6'8

Carpet flooring, white uPVC double-glazed window with lovely views. This room is perfect in it's current use as a dressing room.

## BATHROOM

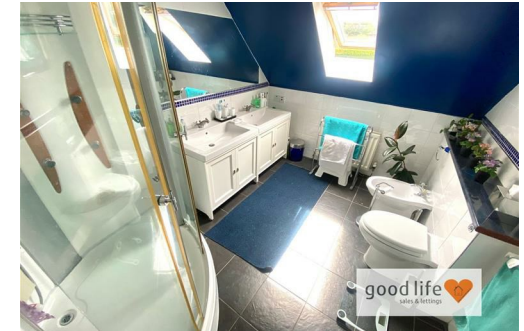
11'2 x 8'5

Tiled flooring, double-glazed roof window. Large shower cubicle with a built-in radio and multiple power jets, dual sinks with chrome taps and storage beneath, bidet and toilet with concealed cistern, double radiator. Ceramic tile with decorative border, extractor fan. Recessed lights.

## HOME OFFICE

30'6 x 19'0

Superb huge space with laminate wood-effect flooring, 3 uPVC double-glazed windows with various aspects, recessed lights to ceiling. This room has versatile use and could be a terrific home office, gym or large additional bedroom suite offering complete versatile use.

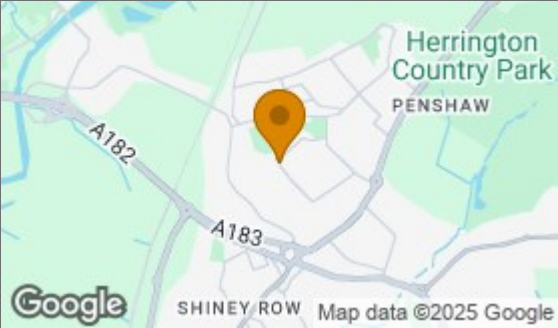




Local Authority  
Sunderland

Council Tax Band

| Energy Efficiency Rating                    |           |                                                                                       |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                             |
| Very energy efficient - lower running costs |           |                                                                                       |
| (92 plus) <b>A</b>                          | <b>86</b> | <b>86</b>                                                                             |
| (81-91) <b>B</b>                            |           |                                                                                       |
| (69-80) <b>C</b>                            |           |                                                                                       |
| (55-68) <b>D</b>                            |           |                                                                                       |
| (39-54) <b>E</b>                            |           |                                                                                       |
| (21-38) <b>F</b>                            |           |                                                                                       |
| (1-20) <b>G</b>                             |           |                                                                                       |
| 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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