

# HUNTERS®

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## Churchside Gardens

Easington Lane, Houghton Le Spring, DH5 0NE

Offers Around £126,000



Nestled at the top of a tranquil cul-de-sac in Churchside Gardens, this exquisite home presents an ideal opportunity for families and first-time buyers alike. The property boasts a well-designed open plan layout that maximises both space and comfort. The kitchen is a true highlight, featuring sleek black granite work surfaces that add a touch of elegance creating an inviting space perfect for both entertaining guests and enjoying family meals. The property further benefits from a garden room extension which opens into the west-facing gardens. This delightful feature allows for an abundance of natural light creating a warm and inviting atmosphere throughout the day. The outdoor space is ideal for relaxation and family gatherings, making it a perfect retreat after a long day. The accommodation comprises of two well-proportioned bedrooms, the convenience of a ground floor w/c and a family bathroom enhances the practicality of this lovely home. With private parking available for one vehicle, this property is not only stunning but also functional. Its modern construction, dating from 2006 ensures that it meets contemporary living standards while offering a comfortable and stylish environment. Please contact your local Hunters office for further information and viewings.



**Kitchen / Lounge Area 10'5" x 25'11" (3.2m x 7.9m)**  
The impressive open plan ground floor area provides a sense of space and individuality reflected throughout this astounding home, culminating at an open entrance into the eye-catching west facing garden room. The kitchen area features a stunning contemporary range of fitted wall and floor cabinets finished in white colour tones and contrasting black granite work surfaces which integrate a stainless steel sink complete with complimenting mixer tap faucets set beneath a double glazed window providing views across the front gardens and private drive. The kitchen area also incorporates a black granite work surfaced peninsular breakfasting bar with additional under storage, plumbing for an automatic washing machine, a fridge freezer, tall radiator and an electric oven complete with a ceramic hob positioned below a matching elevated extractor hood. Further accompaniments include an external double glazed door leading into the front grounds, appealing cushioned flooring and spotlighting to the ceiling area. Furthermore, the open plan lounge area incorporates a newel posted stairwell leading to the first floor landing area, an additional panel radiator and an inviting open arch leading into the garden room.

**Garden Room 12'1" x 8'6" (3.7m x 2.6m)**  
This stunning additional reception features a wonderful double glazed skylight window permitting an abundance of natural light into the floor area accompanied with a panel radiator, double glazed windows overlooking the westerly facing rear private gardens and a pair of double glazed patio doors opening into the delightful patio gardens, ideal for alfresco dining and relaxation during the warm summer months.

**Ground Floor W/c**  
The useful ground floor W/c facility incorporates a low level W/c, a pedestal hand wash basin, radiator and a double glazed vanity window positioned at the front of the home.

**Landing**  
Positioned at the top of the stairwell leading from the lounge area, the inviting landing area features a newel posted spindle balustrade and loft access.

**Master Bedroom 11'5" x 7'10" (3.5m x 2.4m)**  
Located at the front of this beautiful home, the master bedroom incorporates two double glazed windows offering lovely elevated views towards the countryside and cul-de-sac, a radiator and double sliding door wardrobes.

**Second Bedroom 10'11" x 7'3" (3.35m x 2.21m)**  
Situated at the rear, this equally impressive second bedroom features a fitted wardrobe, a radiator and double glazed windows overlooking the adjoining church grounds.

**Bathroom 6'4" x 5'6" (1.95m x 1.69m)**  
The delightful family bathroom incorporates a white suite comprising of a shower positioned over the panel bath accompanied with a glazed shower screen, a low level W/c and a hand wash basin inset into a convenient vanity area. Further attributes feature a radiator and a double glazed vanity window set to the side of the property.

**Outside Space**  
Neatly located at the top of this inviting cul-de-sac this wonderful residence features a front garden area intersected with a private drive and an access gate which leads into the predominantly west facing gardens comprising mostly of patio for ease of maintenance which can easily be accessed via the garden room. The vendors have noted that the new "Hot Tub" located at the side of the garden room can be purchased upon separate negotiation to the property sale.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Area Map



Floor Plans



Energy Efficiency Graph

