



MICHAEL HODGSON

estate agents & chartered surveyors

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ASPEN CLOSE, HOUGHTON LE SPRING £3,000 Per Month

We are delighted to bring to the market this 5 bedroomed detached house situated in a quiet position on the cul-de-sac of Aspen Close in Biddick Wood. The property is ideally located to provide a superb commuting location for easy access to the A19, A1(M) in addition to well respected schools and amenities. The property benefits from gas central heating, double glazing, a security alarm system, kitchen with integrated appliances and many extras of note. The generous yet versatile living space briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Dining Room, Sitting Room, Kitchen / Breakfast Room, Utility and a Separate WC whilst to the First Floor there are 5 Bedrooms, Family Bathroom and an En Suite to the Master Bedroom. Externally there is a front lawned gardened generous block paved driveway leading to the house and double garage whilst to the rear is a lovely garden having a lawn, paved and gravelled patio area in addition to a summer house. Viewing is advised to fully appreciate this family home.

Detached House

5 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

Detached Double Garage

Viewing Advised

EPC Rating: B



ASPEN CLOSE, HOUGHTON LE SPRING
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Entrance Vestibule

The property is accessed via double doors that open to an entrance vestibule having two double width cloaks cupboards, tiled floor with inset entrance mat.

Inner Hall

A lovely entrance hall having a tiled floor, double radiator, walnut balustrade to a return staircase, storage cupboard, alarm control panel.

Living Room

16'9" x 14'6"

The formal living room has two double glazed windows to the front elevation, two double radiators, inset feature lighting to the ceiling, coving to ceiling.

Dining Room

11'8" x 14'6"

The dining room has two double glazed windows to the front elevation, two double radiators, coving to ceiling, tiled floor.

WC

White suite comprising wall hung low level wc, wash hand basin with mixer tap set on a vanity unit, partially tiled walls, tiled floor, coving to ceiling, chrome towel radiator.

Kitchen / Breakfast Room

24'8" x 9'5"

An open plan kitchen/ breakfast room having two double glazed windows to the rear elevation, double glazed french doors to the garden, coving to ceiling, recessed spot lighting, two double radiators.

The kitchen has a range of floor and wall units, granite worktops with matching splashback, breakfast bar, electric NEFF oven, NEFF microwave oven and warming draw, integrated dishwasher, double stainless steel sink with mixer tap, electric induction hob with extractor over.

Utility

8'1" x 6'1"

The utility has a range of floor and wall units, granite worktop, plumbed for washer and dryer, electric oven, radiator, wall mounted gas central heating boiler, doors leading to the side garden.

Sitting Room

10'9" x 14'4"

The sitting room has two double glazed widows overlooking the rear garden, two radiators, coving to ceiling.

First Floor

Galleried landing, double glazed french doors to the rear elevation opening to a Juliet balcony, loft access, two radiators, coving to ceiling.

Bedroom 1

14'7" max x 16'2" max

Front facing master bedroom having two double glazed windows, two double radiators, range of mirror fronted fitted wardrobes, recessed spot lighting.

En Suite

Sottini white suite comprising low level wc, wall hung wash hand basin with mixer tap, walk in shower with rainfall style shower head, chrome towel radiator, recessed spot lighting, tiled walls and floor.

Bedroom 2

15'2" x 9'8"

Rear facing, two double glazed windows, two double radiators, range of fitted wardrobes with inset shelving, coving to ceiling, recessed spot lighting.

Bedroom 3

12'7" x 9'8"

Rear facing, two double glazed windows, two double radiators, range of mirror fronted fitted wardrobes, coving to ceiling.

Bedroom 4

14'2" x 8'7"

Front facing, two double glazed windows, two radiators, coving to ceiling.

Bedroom 5 / Study

7'4" x 10'10"

Front facing, double glazed french doors opening to a Juliet balcony, currently used as a home study/ office having a fitted desk/ draws in addition to storage and shelving.

Family Bathroom

Contemporary white suite comprising low level wc, wall hung Villeroy and Boch wash hand basin with mixer tap set on a vanity unit, shower cubicle with rainfall style shower head and an additional shower attachment, inset bath, two chrome towel radiator, double glazed window, extractor, recessed spot lighting, tiled walls and floor.

Double Garage

Detached double garage accessed via two up and over garage doors.

Externally

Externally there is a front lawned gardened generous block paved driveway leading to the house and double garage whilst to the rear is a lovely garden having a lawn, paved and gravelled patio area in addition to a summer house.

M I C H A E L H O D G S O N

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