



6 Ashdale, Houghton Le Spring, DH4 7SL

£325,000

Welcome to Ashdale, a charming residence nestled within an exclusive cul de sac setting in Mount Pleasant, Houghton Le Spring.

Positioned on a generous plot, this versatile home offers a delightful rear garden and captivating open views to the front. Upon entering, you are greeted by an inviting entrance hallway leading to the various living spaces. The ground floor features a cozy lounge, elegant dining room, and a captivating garden room that overlooks the lush rear garden. The heart of the home is the stylish breakfasting kitchen, complemented by a separate utility room for added convenience. Additionally, a flexible space on the ground floor could serve as a home office or a fourth bedroom.

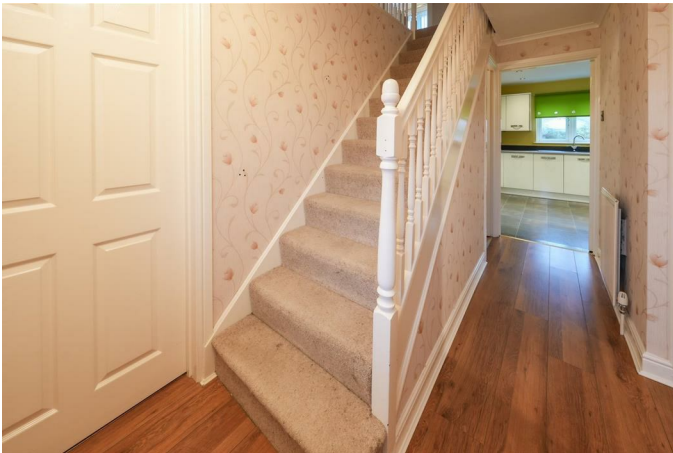
Ascend the stairs to discover a spacious landing that opens into three double bedrooms. The master bedroom is a true retreat, complete with a walk-in wardrobe and a modern en suite bathroom. A well-appointed family bathroom/wc caters to the needs of the household. Outside, the property offers ample off-road parking with a large driveway and a garage, providing convenience for multiple vehicles.

This residence is offered for sale with no chain, presenting an excellent opportunity for a smooth transition.

KEY FEATURES

- 3/4 bedrooms including a ground floor home office or fourth bedroom
- Stylish breakfasting kitchen and separate utility room
- Captivating garden room overlooking the rear garden
- Master bedroom with walk-in wardrobe and modern en suite
- Elegant lounge, dining room, and ground floor wc
- Ample off-road parking with a large driveway and garage

ENTRANCE HALLWAY



LOUNGE

21'2" x 10'6" (6.47 x 3.22)



DINING ROOM

11'5" x 10'7" (3.50 x 3.25)



CONSERVATORY

12'8" x 15'3" (3.88 x 4.67)



KITCHEN

13'3" x 11'1" (4.04 x 3.40)



GROUND FLOOR WC



UTILITY ROOM

**GROUND FLOOR HOME OFFICE / FOURTH
BEDROOM**

7'10" x 6'7" (2.41 x 2.01)

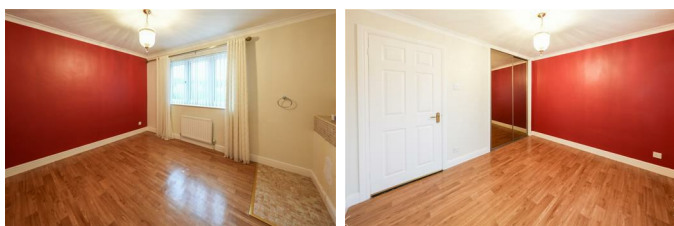


EN SUITE SHOWER ROOM/WC



BEDROOM TWO

9'9" x 10'10" (2.99 x 3.32)



FIRST FLOOR LANDING



BEDROOM THREE

11'1" x 8'2" (3.40 x 2.51)



BEDROOM ONE

14'11" x 9'7" (4.57 x 2.94)



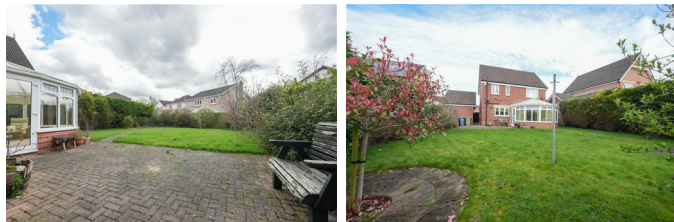
BATHROOM/WC



DRESSING AREA

8'9" x 4'2" (2.69 x 1.29)

REAR GARDEN



FRONT GARDEN AND DRIVE



Property disclaimer

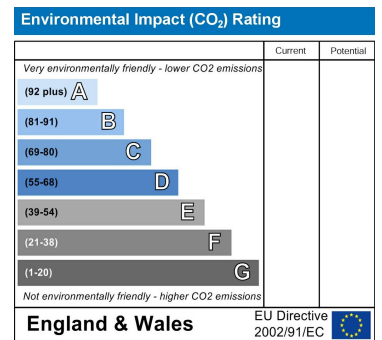
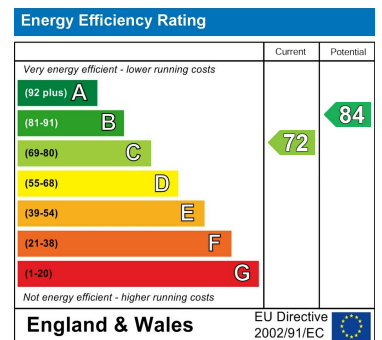
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Floor Plan

Area Map



Energy Efficiency Graph



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