



Bear Park Close, Elba Park, DH4 6GB  
4 Bed - House - Semi-Detached  
£265,000

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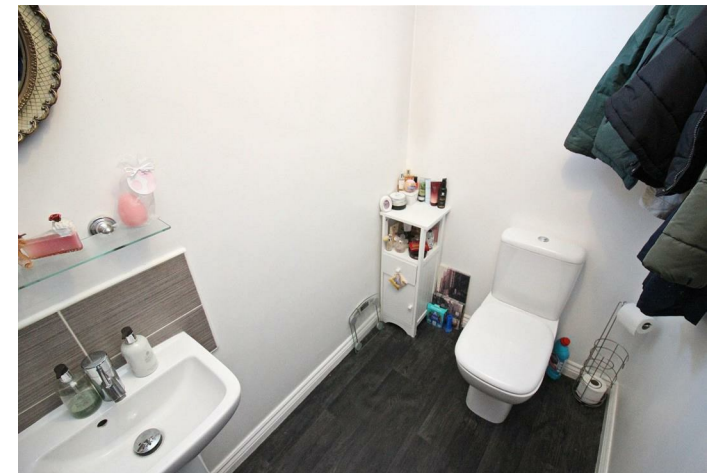
## Bear Park Close Elba Park, DH4 6GB

Positioned on what could arguably be considered one of the finest locations within this highly desirable development, we are delighted to present to the market this exceptional four-bedroom modern semi-detached property. Nestled in a tranquil cul-de-sac, the residence boasts a garage and ample off-street parking within the sought-after, family-friendly locale of Elba Park.

This generously proportioned property exudes quality throughout, boasting an impressive interior and fixtures. The accommodation briefly comprises a spacious entrance hall, downstairs cloakroom, inviting lounge featuring a walk-in bay window, convenient utility room, expansive open-plan kitchen/dining area, four bedrooms including a master bedroom with en-suite facilities, and a family bathroom fitted with a white suite. Additionally, the property benefits from an above-average size driveway, a detached garage, and a well-sized rear garden complete with a decked patio area.

Situated adjacent to a 52-hectare country park in Houghton Le Spring, Elba Park offers a prestigious setting. Residents can enjoy picturesque walks, sculpture trails, and cycle tracks right on their doorstep, making it a highly desirable location for those seeking their first home or looking to accommodate a growing family. Furthermore, the property's convenient proximity to the A1 and A19 ensures effortless commuting opportunities.

Solar panels are on the main roof and earn an average profit of around £1500 per year return paid quarterly.











## GROUND FLOOR

### Hallway

### Lounge

19'8" x 11'1" into bay (6 x 3.4 into bay)

### Downstairs WC

### Useful Utility

5'6" x 5'2" (1.7 x 1.6)

### Kitchen / Diner

20'0" x 11'9" (6.1 x 3.6)

## FIRST FLOOR

### Landing

### Bedroom

10'9" x 10'5" (3.3 x 3.2)

### En-Suite

### Bedroom

11'5" x 10'2" (3.5 x 3.1)

### Bedroom

9'10" x 6'6" (3 x 2)

### Bedroom

9'6" x 7'2" (2.9 x 2.2)

### Bathroom

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 10 Mbps, Superfast 80 Mbps, Ultrafast 9,000 Mbps

Mobile Signal/Coverage: Some major suppliers

Tenure: Freehold

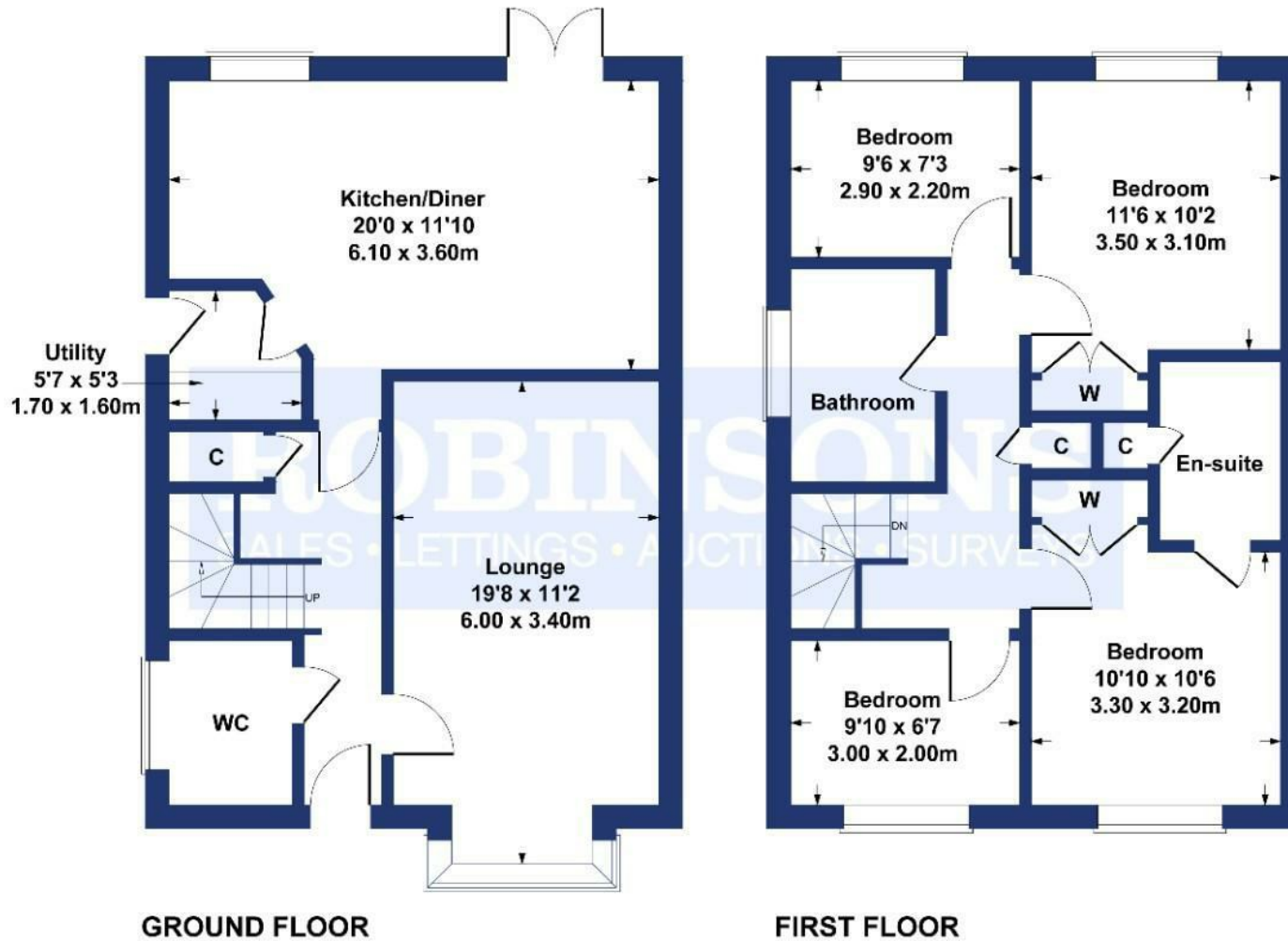
Council Tax: Sunderland, Band C

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

# Bear Park Close

Approximate Gross Internal Area  
1195 sq ft - 111 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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