



Cornflower Court, Hetton le Hole, DH5 9FL  
3 Bed - House - Detached  
£219,950

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# Cornflower Court

## Hetton le Hole, DH5 9FL

\* BEAUTIFULLY PRESENTED \* GARAGE & EXTENDED DRIVEWAY \* SPACIOUS LOUNGE \* MODERN KITCHEN DINER \* ENSUITE TO MASTER BEDROOM \* LANDSCAPED REAR GARDEN \* SOUGHT AFTER LOCATION \*

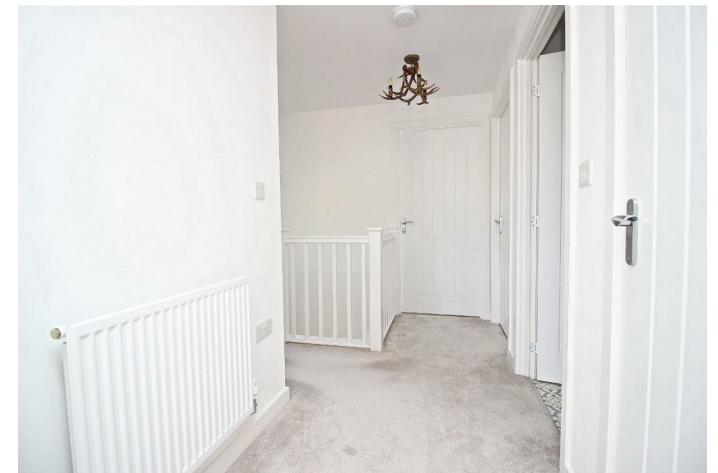
This stunning detached home offers everything you could want in a modern family property. On entering, you are welcomed by a lobby leading through to a spacious lounge, the perfect place to relax and unwind. An inner hallway gives access to a convenient downstairs w.c before flowing into a stylish open plan kitchen diner. This well-designed space is fitted with sleek units, integrated appliances and patio doors opening onto the garden, creating a fantastic setting for everyday living and entertaining.

Upstairs, the landing leads to a beautifully presented family bathroom and three generously sized bedrooms. The master benefits from its own ensuite, adding an extra touch of privacy and comfort.

Outside, the property enjoys an extended driveway and garage providing excellent parking and storage. To the rear, the landscaped garden features a lawn and patio area, ideal for summer barbecues and family time outdoors.

Set in a popular residential area with great access to local amenities, schools and transport links, this is a home that combines style, practicality and location.

An early viewing is strongly recommended.













## GROUND FLOOR

### Entrance Porch

### Living Room

15'6" x 10'2" (4.74 x 3.12)

### Inner Lobby

### Downstairs WC

### Kitchen / Dining Room

18'8" x 8'0" (5.71 x 2.45)

## FIRST FLOOR

### Landing

### Bedroom

17'1" x 8'11" (5.21 x 2.73)

### En-Suite

### Bedroom

10'10" x 8'7" (3.31 x 2.63)

### Bedroom

10'0" x 7'1" (3.06 x 2.17)

### Bathroom

8'7" x 6'9" (2.63 x 2.07)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19 Mbps, Ultrafast 900 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Sunderland, Band D - Approx. £2,093 p.a

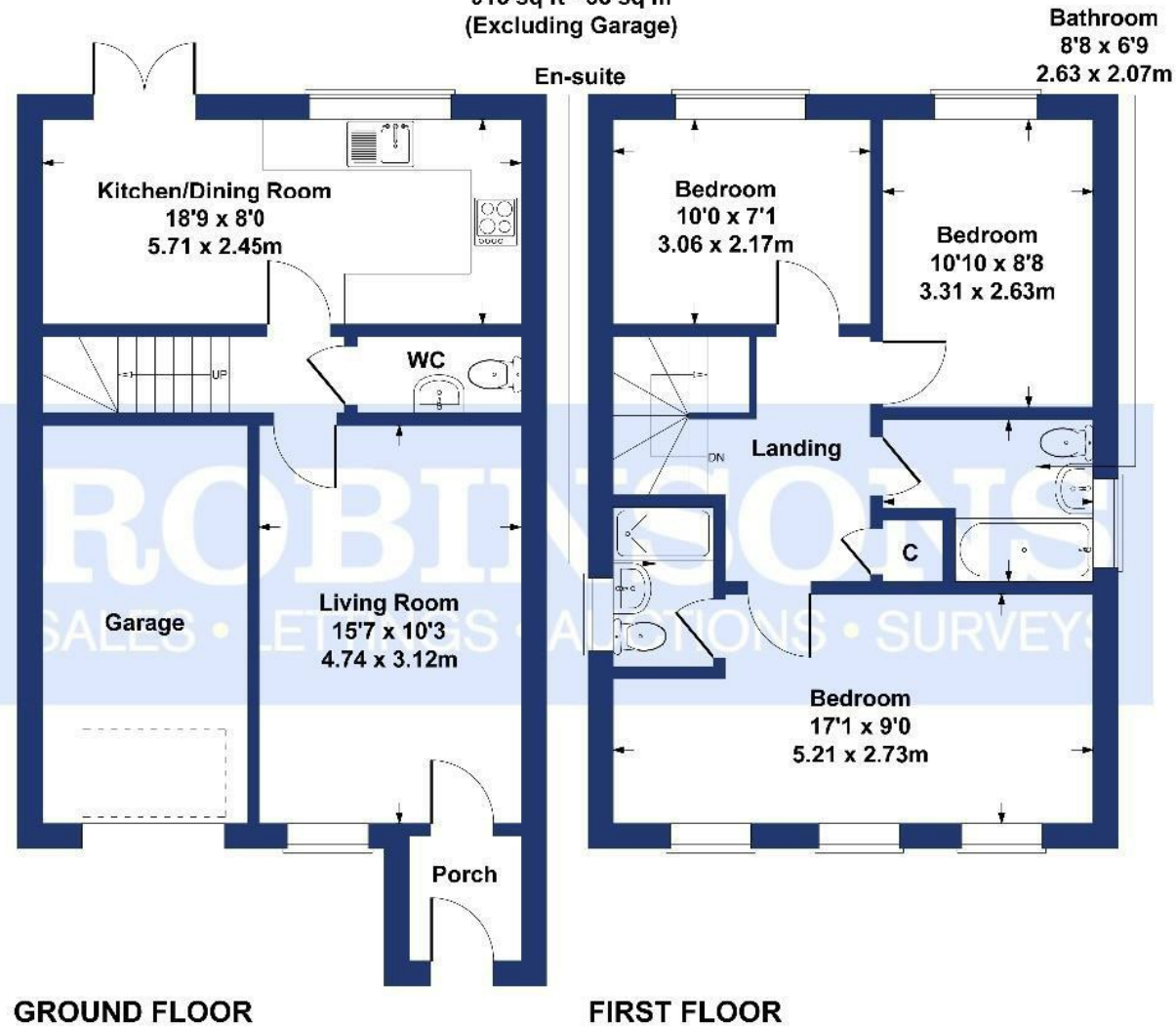
Energy Rating: B

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.



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Approximate Gross Internal Area  
915 sq ft - 85 sq m  
(Excluding Garage)



## 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. 2025

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 94        |
| (81-91) <b>B</b>                            | 83                      |           |
| (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 |           |

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.

