

COPELAND RESIDENTIAL

SALES & LETTINGS



Waterhouses, Elba Park, DH4

Asking Price

£275,000

Desirable Estate
4 Bedroom Detached
Spacious Throughout
19ft Kitchen/Diner
Ensuite, WC and Utility
Garage + Double Drive
Chain Free
Tenure: Freehold



TELEPHONE: 0191 389 4966

E-MAIL: copelandsaleslettings@gmail.com

WEBSITE: www.copelandresidential.co.uk

COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

COPELAND RESIDENTIAL

SALES & LETTINGS

FANTASTIC FAMILY HOME ON A HIGHLY DESIRABLE ESTATE ### We welcome to the market this amazing and spacious family home on the highly desirable estate of Elba Park near Houghton-le-Spring. Located on Waterhouses, this superb 4 bedroom detached property is being offered to the market chain free and has been beautifully presented throughout to give a fabulous 'show home' feel.

The lounge with it's Amtico flooring is further complimented by a 'floor to ceiling' bay style window and an electric fireplace as a central feature while the 19ft kitchen/diner towards the rear spans the full width of the house and offers an ample range integrated appliances including a twin oven and dishwasher. There is also a separate utility room off the kitchen/diner offering space to accommodate for freestanding washing machine and ground floor WC. The first floor is home to 4 bedrooms, with the master bedroom boasting an ensuite and built-in wardrobes to the 2 main bedrooms, as well as a family bathroom.

There is a small garden feature to the front with gated side access to a larger, low maintenance and private garden to the rear, with additional gated access to separate garage boasting a double drive. The house also comes with solar panels as standard.

This sublime family home is an opportunity not to be missed. Call today on 0191 389 4966 to arrange your viewing.

Tenure: Freehold

Council Tax Band: D

EPC Rating: C

Room Descriptions

Entrance Hall

Enter via a hardwood front door into a long carpeted entrance hall with hardwearing fitted carpet at the door. Offering access to the lounge, kitchen/diner, WC, carpeted stair case to the first floor and built-in under stairs cupboard. Wall mounted radiator.

Lounge 18'1 x 10'5 (5.51m x 3.20m)

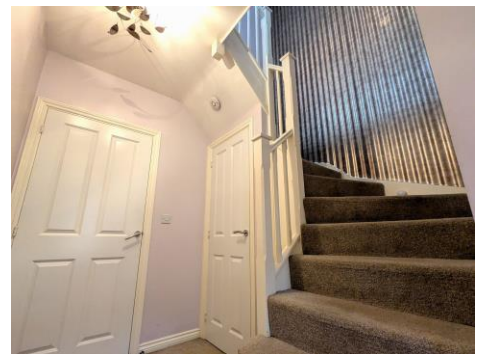
Spacious lounge with Amtico flooring and a large front-facing UPVC bay style double glazed window. Electric fireplace as a central feature and 3 wall mounted radiators.

Kitchen/Diner 11'5 x 19'5 (3.50m x 5.94m)

Spacious kitchen/diner with tiled flooring throughout, offering a range of fitted base and wall units with contrasting work surfaces. Range of integrated appliances include an electric twin oven, gas hob with overhead extractor, dishwasher and fridge/freezer. Enclosed Potterton immersion boiler. Stainless steel sink with mixer tap below a rear-facing UPVC double glazed window. Double patio doors looking out onto a rear garden. 2 wall mounted radiators. Access to the utility.

Utility 5' x 5'8 (1.52m x 1.76m)

The same tiled flooring continues through from the kitchen/diner. Work bench with 2 base and 1 wall fitted units. Side access via a hardwood door. Wall mounted radiator.



COPELAND RESIDENTIAL

SALES & LETTINGS

WC 6'1 x 3'8 (1.85m x 1.15m)

Vinyl flooring with a low height tiled splashback, access to a toilet and wash basin, side-facing UPVC double glazed window and wall mounted radiator.

First Floor Landing

Long carpeted landing offering access to 4 bedrooms, family bathroom and a built-in cupboard. Wall mounted radiator.

Bedroom One 10'4 x 9'4 (3.16m x 2.86m)

Carpeted bedroom with a front-facing UPVC double glazed window, built-in wardrobes, wall mounted radiator and access to an en suite.

En Suite 6'8 x 4'8 (2.07m x 1.46m)

Vinyl flooring with a low height tiled splashback, access to a toilet, wash basin and shower cubicle with a mains supplied shower and full height tiled splashback. Built-in cupboard accommodating for a water tank, wall mounted heated towel rail.

Bedroom Two 10'2 x 9'9 (3.10m x 3.01m)

Carpeted bedroom with a rear-facing UPVC double glazed window. Built-in wardrobes and wall mounted radiator.

Bedroom Three 7' x 8'9 (2.13m x 2.71m)

Carpeted bedroom with a rear-facing UPVC double glazed window and wall mounted radiator.

Bedroom Four 6' x 9'4 (1.82m x 2.86m)

Carpeted bedroom with a front-facing UPVC double glazed window and wall mounted radiator.

Family Bathroom 6'6 x 5'4 (2.01m x 1.64m)

Vinyl flooring with a low height tiled splashback to the most part. Offering access to a toilet, wash basin and bath with a mixer showerhead and full height tiled splashback. Side-facing UPVC double glazed window and wall mounted heated towel rail.

Exterior

To the front is a small open garden feature with gated side access to the rear garden. The larger, private and low maintenance rear garden offers access to an outdoor tap, shed and rear gate for access to a separate garage with a double drive.



COPELAND RESIDENTIAL

SALES & LETTINGS



TELEPHONE: 0191 389 4966

E-MAIL: copelandsaleslettings@gmail.com

WEBSITE: www.copelandresidential.co.uk

COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.