



Dragonfly Way, Houghton Le Spring, DH4

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Offers In The Region Of £350,000

* 4 BEDROOM * 2 BATHROOM * DETACHED * FREEHOLD * DOUBLE DRIVEWAY * GARAGE * LARGE SOUTH FACING GARDEN * EV CHARGING * EPC RATING A * NO ONWARD CHAIN *

Situated on a sought-after modern development in Houghton-le-Spring, this immaculate four-bedroom detached home offers spacious family living, excellent energy efficiency, and superb access to local amenities, transport links, and Herrington Country Park.

The welcoming entrance leads into a bright and spacious dual-aspect living room, providing an ideal space to relax and unwind. To the rear, the contemporary kitchen/diner is filled with natural light and offers ample space for family dining and entertaining. The kitchen benefits from integrated appliances, including a dishwasher, washing machine, fridge, freezer, and a five-burner gas hob. Stylish touches such as illuminated plinth lighting and a frosted glass splashback create a modern finish, while French doors open directly onto the rear garden. A practical utility area and generous ground floor WC complete the accommodation on this level.

Upstairs, the spacious principal bedroom features a modern en-suite shower room with a walk-in shower. There are two further well-proportioned double bedrooms, a comfortable single bedroom, and a contemporary family bathroom fitted with a bath.

The property boasts an impressive EPC rating of A, with solar panels helping to improve energy efficiency and reduce running costs.

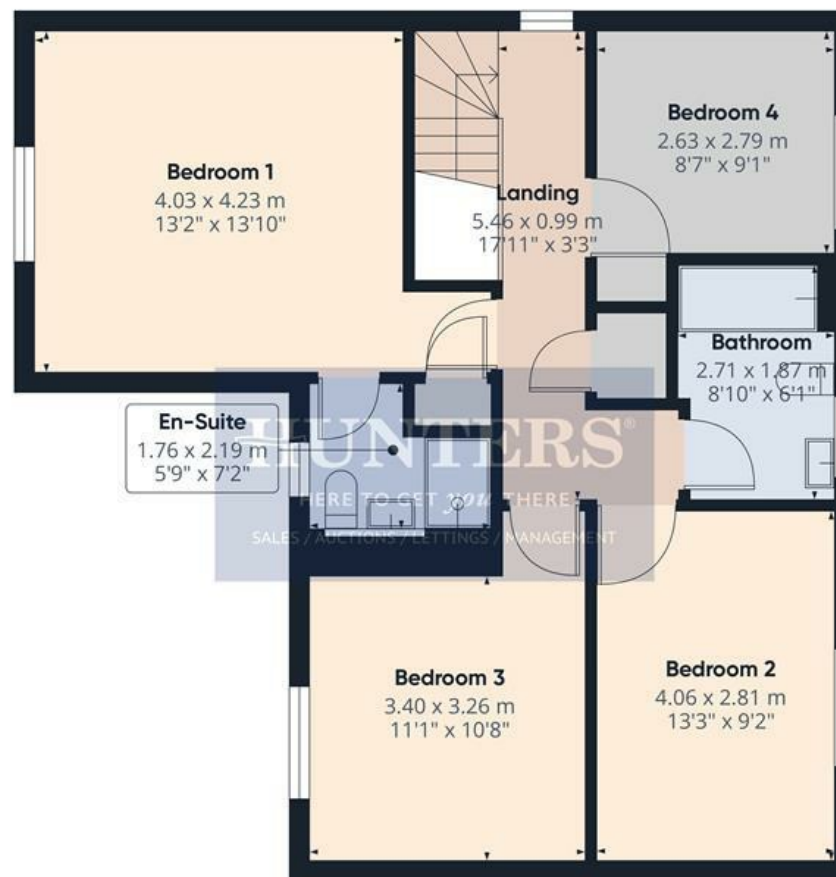
Externally, the generous south facing rear garden is designed for easy family enjoyment, featuring both paved and lawned areas, together with outdoor lighting and an external tap. To the front, a double block-paved driveway provides ample off-street parking alongside a single garage, while an EV charging point adds further practicality for modern living.

Ideally positioned, the property enjoys excellent access to the A1 and A19, offering convenient routes to Newcastle, Durham, Sunderland, and beyond.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

135.8 m²

1462 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Hallway

9'10" x 4'3"

Living Room

13'1" x 13'10"

Kitchen/Dining Room

21'1" x 12'5"

WC

6'0" x 4'8"

Landing

17'10" x 3'2"

Bedroom 1

13'2" x 13'10"

En-Suite

5'9" x 7'2"

Bedroom 2

13'3" x 9'2"

Bedroom 3

11'1" x 10'8"

Bedroom 4

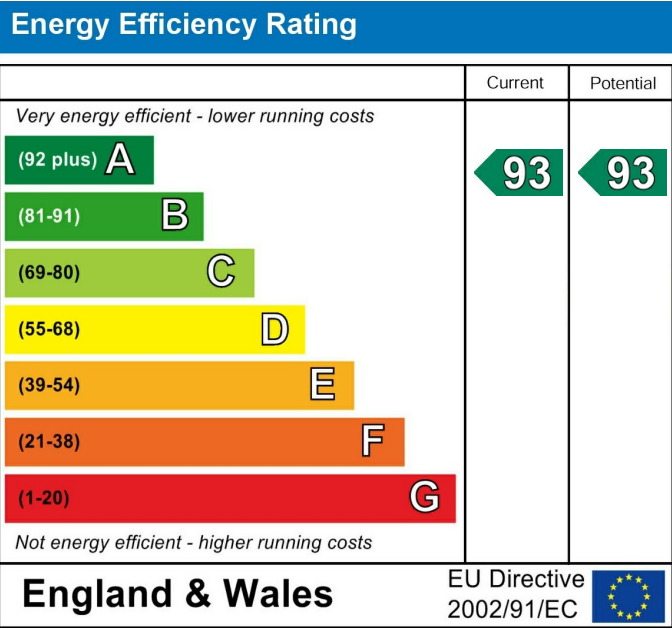
8'7" x 9'0"

Bathroom

8'10" x 6'1"

Garage

9'10" x 20'0"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





