



Pinedale Drive

South Hetton, Durham, DH6 2XG

Asking Price £120,000



Situated on the ever-popular Pinedale Drive in South Hetton, this beautifully presented home offers spacious and versatile accommodation ideal for a range of buyers. The property briefly comprises a generous lounge, a modern fitted kitchen, and a bright conservatory providing additional dining or sitting space overlooking the rear west facing garden. To the first floor are two well-proportioned bedrooms and a stylish family bathroom, while a useful loft area offers excellent storage facilities. Externally, the property benefits from off-street parking to the front and an enclosed, low maintenance rear west facing garden with patio and gravelled areas, perfect for relaxing or entertaining. Ready to move into in October 2026 and well maintained throughout, this is a superb home in a pleasant residential location.



Entrance Hallway

The property is entered via a welcoming hallway which immediately gives a sense of the space and presentation on offer throughout the home. Neutrally decorated and well maintained, the hallway provides access to the principal ground floor accommodation, with stairs rising to the first floor. It offers a bright and practical first impression with a useful storage cupboard, ideal for everyday family living.

Lounge 16'11" x 12'2" (5.17m x 3.72m)

A generous and beautifully presented main reception room, the lounge is a superb space for relaxing and entertaining. The room benefits from excellent proportions, allowing ample space for multiple sofas and additional furnishings, whilst still retaining a light and airy feel. A feature fireplace creates an attractive focal point, adding warmth and character to the room, while the large window to the front elevation allows plenty of natural light to flood in. Finished in tasteful décor, this is a comfortable and inviting living space suited to both family life and hosting guests.

Kitchen 12'2" x 7'8" (3.71m x 2.36m)

The kitchen has been fitted with a modern range of wall and base units, offering an abundance of storage and worktop space. Stylishly presented, it is both practical and appealing, with complementary work surfaces and splashbacks creating a clean and contemporary finish. There is space for appliances and plenty of room for food preparation, making it an ideal kitchen for day-to-day use. The layout works particularly well, providing functionality without compromising on style, and the room enjoys a bright outlook.

Conservatory 9'8" x 7'2" (2.95m x 2.19m)

Leading from the kitchen is a lovely conservatory which adds further versatility to the home. This space is ideal for use as a dining area, second sitting room, or garden room, with pleasant views over the rear garden and direct access outside. The conservatory is filled with natural light thanks to its glazed surround and roof design, creating an enjoyable additional reception space that can be used throughout the year.

First Floor Landing

The landing provides access to the first floor accommodation and is well presented in keeping with the rest of the property. It offers a pleasant transition between rooms and also enhances the sense of space within the home.

Master Bedroom 12'2" x 10'4" (3.71m x 3.15m)

The principal bedroom is a well-proportioned double room, attractively decorated and offering ample space for a double bed along with freestanding bedroom furniture. Twin windows provide good levels of natural light, creating a bright and comfortable setting. This room is ideal as a spacious main bedroom and enjoys a calm, well-kept feel.

Second Bedroom 11'3" x 6'1" (3.44m x 1.86m)

The second bedroom is another excellent room, again well presented and of a good size. It is highly versatile and could be used as a further double bedroom, guest room or spacious child's bedroom depending on a buyer's needs. The room offers space for essential furniture and enjoys a pleasant outlook, making it a practical and appealing addition to the accommodation.

Family Bathroom 7'5" x 6'1" (2.28m x 1.86m)

The bathroom has been fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and WC set within useful fitted vanity storage. The room is smartly finished with contemporary styling, contrasting work surfaces and tiling, creating a clean and polished appearance. A frosted window provides natural light and ventilation, making this a bright and functional family bathroom.

Loft 12'9" x 12'4" (3.90m x 3.77m)

A standout feature of the property is the impressive loft area, which offers a fantastic amount of additional space. The skylight window enhances the room with natural light, while useful eaves storage adds practicality. This is a highly adaptable space which adds further appeal to the home.

Garden

To the rear, the property enjoys a very pleasant enclosed garden designed for ease of maintenance. The garden features paved patio seating areas along with decorative gravelled sections, making it ideal for outdoor dining, relaxing and entertaining during the warmer months. Fencing to the boundaries offers privacy, while the overall layout is neat, attractive and practical. The garden complements the house perfectly and provides an enjoyable outdoor space without the burden of heavy upkeep.

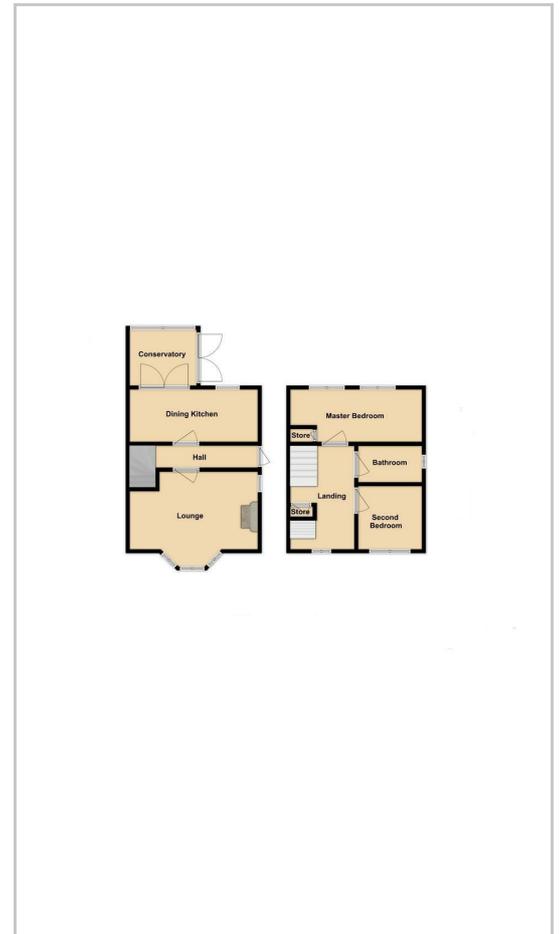
Front / Driveway

Externally to the front, the property has strong kerb appeal and benefits from off-street parking via a driveway. The frontage is neat and well maintained, with a pleasant approach to the home. The driveway adds everyday convenience and further enhances the practicality of the property for modern buyers.

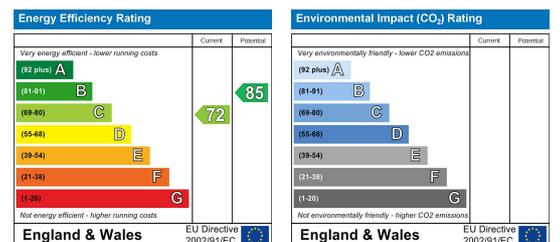
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.