Monument View

New Penshaw
Houghton Le Spring
DH4 7JN

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MONUMENT VIEW
PENSHAW - DH4

A wonderful 3 bedroom spacious detached home which was formerly a 4 bedroom with a large master bedroom & en suite plus a professional garage conversion creating a versatile home office/tv room with access off entrance hall !

- 3 BED DETACHED
- FORMERLY 4 BED DETACHED
- EN SUITE TO MASTER BEDROOM
- PROFESSIONAL GARAGE CONVERSION
- SUPERBLY PRESENTED

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Monument View

Offers In The Region Of £275,000

INTRODUCTION

3 BED DETACHED HOME - FORMERLY 4 BED DETACHED - EN SUITE TO MASTER BEDROOM - PROFESSIONAL GARAGE CONVERSION - HARD LANDSCAPED GARDEN - LOVELY KITCHEN & BATHROOM- STYLISH PART OPEN PLAN LAYOUT ...

ENTRANCE HALL

Entrance via GRP door. Stylish laminate flooring, vertical flat panel radiator, carpeted stairs to first floor landing. Door leading off to converted home office/additional bedroom/hobbies room, door leading off to lounge.

HOME OFFICE/ADDITIONAL BEDROOM/HOBBIES ROOM

16'3 x 8'0

Professionally converted from what would have been the formally the garage. This is a lovely room with front facing white uPVC double-glazed window, radiator, built in cupboard, internal partially-glazed door leading with direct access into entrance hall. This is a versatile room which the current owners use as a play room for their children but it could be a hobbies room, fabulous home office, tv room or even additional bedroom if required.

LOUNGE

16'2 x 13'1

Lovely stylish open plan lounge with the continuation of the laminate flooring from the entrance hall, radiator, front facing white uPVC double-glazed window, stylish fire surround with quartz hearth and built in electric fire. The room is partially open plan via a double open doorway to the kitchen dining area.

KITCHEN DINING ROOM

19'8 x 8'7

Continuation of the laminate flooring from lounge, large white uPVC double-glazed patio doors leading out to the rear and white uPVC double-glazed window. Stylish fitted kitchen with a range of shaker style wall and floor units in a dark blue finish with white quartz work surfaces, returning to a breakfast bar area for informal dining where there is also situated 5 ring gas hob, white ceramic sink with bowl and half, single drainer and matching monobloc tap, integrated double oven and space for an American style fridge/freezer, vertical radiator providing additional heat to the space. Internal door leading to large walk in cupboard and door leading off to separate utility.

UTILITY ROOM

8'7 x 5'0

Continuation of the laminate flooring, white uPVC double-glazed door leading out to the rear patio with privacy glass. Laminate work surface underneath which is space for a washing machine and dryer and wall mounted cupboards in a matching cupboard to the main kitchen, radiator. Door leading off to wc.

W C
5'0 x 3'0
Tiled flooring, radiator, side facing white uPVC double-glazed window with privacy glass. Toilet with concealed cistern and push button flush, hand basin with chrome tap and storage cupboard beneath.

FIRST FLOOR LANDING
Loft hatch, large built in cupboard, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 2
13'2 x 8'2
Double bedroom.
Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes provides a good degree of storage and hanging space.

BEDROOM 3
8'9 x 8'4
Small double bedroom.
Carpet flooring, radiator, rear facing white uPVC double-glazed window with lovely countryside views. Fitted wardrobes with sliding mirrored doors to 1 wall.

BATHROOM
8'7 x 6'10
Tiled flooring, sink built into cupboard with chrome tap, toilet with concealed cistern and push button flush, bath with tiled panel and chrome taps, separate shower cubicle with shower fed from main hot water system. Recessed lights to ceiling, rear facing white uPVC double-glazed window with privacy glass, vertical column style radiator. This is a stylish bathroom.

BEDROOM 1
25'5 x 10'0
Formally 2 rooms, this room runs continuous from front to back.
White uPVC double-glazed window to the front and white uPVC double-glazed patio doors leading out to Juliet balcony and offering lovely views rear facing. The room could quite easily be converted back into 2 bedrooms with partition wall as there is already heating provided to each space via a double radiator in the rear area and a double radiator and single radiator in the front area. Door leading off to en-suite.

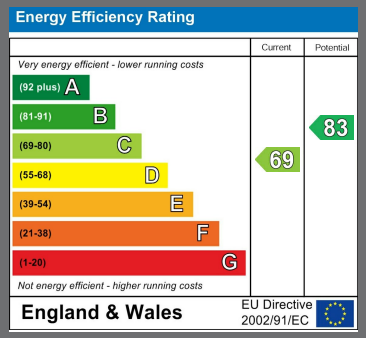
EN-SUITE
8'0 x 5'10
Measurements taken at widest points and into shower
Vinyl tile effect flooring, shower cubicle with pivot door and electric shower, built in mirror to 1 wall, white toilet with low level cistern, white sink built into cupboard with chrome tap. Radiator, front facing white uPVC double-glazed window with privacy glass, extractor fan.

EXTERNALLY
Block paved driveway suitable for parking at least 2 vehicles.

The property has a lovely, landscaped rear garden with stylish paving and access down the side of the property which is gated off for further storage. Fabulous garden shed/summer house which provides useful additional storage and has glazed doors and a small decked patio for a lovely finishing touch.

Local Authority
Sunderland

Council Tax Band
D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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