



MICHAEL HODGSON

estate agents & chartered surveyors



DRAGONFLY WAY, HOUGHTON LE SPRING

£315,000

An immaculately presented 3 bed detached house that will not fail to impress all who view offering spacious family living accommodation that benefits from many extras finished to a exceptional standard providing a ready to move into turn key home. Situated on Dragonfly Way this new modern estate boasts excellent commuting access to both the A19 and A1(M) in addition to local shops, schools, and amenities and is situated opposite Herrington Park. The property benefits from contemporary decor, kitchen with upgrade and integrated appliances with quartz worktops, triple glazing, Amtico flooring to the ground floor, fitted wardrobes to all bedrooms, EV charging point, Solar panels, plus many other extras of note. The living space briefly comprising of: Entrance Vestibule, Living Room, Kitchen / Dining Room, WC / Utility and to the First Floor, Landing, 3 Bedrooms, Study, Bathroom and an En Suite to Bedroom 1. Externally there is a front garden and double width block paved driveway leading to the house and garage and to the rear is a lovely garden with paved patio area and lawn. Viewing of this lovely home is highly recommended to fully appreciate the home and location on offer.

Detached House
Living Room
Bathroom & En Suite
Stunning Property

3 Bedrooms
Kitchen / Dining Room
Garage & Gardens
EPC Rating: B



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Entrance Vestibule

The entrance vestibule has Amtico flooring, storage cupboard and opens to the living room.

Living Room

17'2" max x 13'8" max

The living room has a triple glazed window to the front elevation, amtico flooring, bespoke fitted storage cupboards under the staircase, two radiators.

Kitchen / Dining Room

14'5" max x 17'10" max

The kitchen has an upgraded range of floor and wall units, quartz worktop with matching splashback, integrated fridge, freezer, dishwasher, microwave, electric oven, induction hob with extractor over, amtico flooring, radiator, recessed spot lighting, extractor, French doors to the rear garden, stainless steel sink and mixer tap, door leading to the garage

WC / Utility

White suite comprising of a low level WC, wall hung wash hand basin with. mixer tap, utility floor units with plumbing for a washer/dryer, quartz worktop, radiator, triple glazed window, extractor.

First Floor

Landing, loft access. The loft is accessed via ladders on the landing and is boarded for storage

Bedroom 1

25'0" max x 10'8" max

The master bedroom spans the full depth of the house having a triple glazed window to the front and rear elevation, radiator, range of fitted wardrobes, recessed spot lighting in part.

En Suite

White suite comprising of a low level WC, pedestal basin with mixer tap, triple glazed window, radiator, recessed spot lighting, extractor, shower cubicle with tiled splashback and a rainfall style shower head and an additional shower attachment.

Bedroom 2

11'7" max x 10'8" max

Front facing, two triple glazed windows, radiator, wood panelled wall, range of fitted wardrobes with matching side table.

Bedroom 3

7'2" x 11'11"

Rear facing, recessed spot lighting, triple glazed window, range of fitted wardrobes.

Bathroom

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, bath with mixer tap and shower attachment, triple glazed window, part tiled wall, chrome towel radiator.

Study

6'4" max x 8'3" max

triple glazed window, recessed spot lighting, range of fitted wardrobes, radiator, storage cupboard.

Garage

17'4" x 10'3"

Integral garage accessed via an up and over garage door, wall mounted gas central heating boiler, plumbed for dryer.

Externally

Externally there is a front garden and double width block paved driveway leading to the house and garage and to the rear is a lovely garden with paved patio area and lawn. There is the added benefit of an EV charging point.

There are solar panels to the rear roof elevation.

COUNCIL TAX

The Council Tax Band is Band

TENURE

We are advised by the Vendors that the property is TBC. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

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