



## 4 bed detached house to buy in

Chipchase Court, Woodstone Village,  
Houghton Le Spring, Durham, DH4 6TT

# £354,950

🏠 x4 🚗 x2 🚗 x2

Tenure

**Freehold**

## Property features

- ✓ Extended Family Home
- ✓ Detached
- ✓ Four Double Bedrooms
- ✓ Two Car Driveway & Double
- ✓ EPC Rating C

Double Garage parking

Garden

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

**\*\*EXTENDED FAMILY HOME\*\* DETACHED\*\*FOUR DOUBLE BEDROOMS\*\*DOUBLE GARAGE\*\*PRIVATE REAR GARDEN\*\*SOUGHT AFTER CUL-DE-SAC LOCATION\*\***

Pattinson Estate Agents welcome to the market this impressive extended detached home, which boasts four bedroom and a double garage. Perfectly positioned in the sought after location of Woodstone Village, on a secluded estate which is quietly tucked away within short driving distance to Chester-Le-Street, Durham and Newcastle City Centres, but also walking distance to popular local school, public transport, shops and other amenities.

This delightful family residence is well presented and spacious throughout, briefly comprising of:- generous entrance hallway, an open plan lounge/dining room, a kitchen/breakfasting area, utility and a W.C, the ground floor also benefits from an extension, which adds a large sun room. To the first floor you will find the principal bedroom with en-suite, a further three double bedrooms and a good sized three piece bathroom. The external aspects of the property feature an open lawn, two car driveway and a double garage to the front and to the rear is a fully enclosed rear garden.

Internal inspection is highly advised to appreciate this delightful family residence and can be arranged by calling our Houghton branch.

Council Tax Band: E

Tenure: Freehold

Price: £354,950

Property Type: Detached House

USPs: Garden

Parking: Double Garage, Driveway & Garage

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has carpet flooring, a radiator and under stair storage.



## Lounge/Dining Room

8.29m x 3.50m (27'2" x 11'5")

Open plan lounge with a carpet flooring, three radiators and a double glazed front aspect bay window. The lounge also gives access to the sun room via dual internal doors.



## Kitchen/Breakfasting Area

3.13m x 4.69m (10'3" x 15'4")

A modern kitchen/breakfast area benefiting from a range upper and lower units with contrasting worksurfaces, composite sink unit, an integrated dishwasher, fridge/freezer and Range oven with 5 burner gas hob. Tile flooring, tile splash back, a radiator and two double glazed rear aspect windows.



## Utility

1.90m x 1.45m (6'2" x 4'9")

The utility has fitted base units, contrasting worktops, plumbing for washing machine and dryer. Tile flooring, tiled splash back, a radiator and an external door leading to the rear garden.



## Ground Floor W.C

1.00m x 1.44m (3'3" x 4'8")

Convenient downstairs W.C with a hand wash basin, tile flooring, a radiator and a double glazed side aspect window.



## Sun Room

2.92m x 8.39m (9'6" x 27'6")

This beautiful extension to the property stretches the full width of the property and has hardwood flooring, two radiators, three double glazed windows and French doors leading to the rear garden.



## Principal Bedroom

4.97m x 3.41m (16'3" x 11'2")

Double bedroom with an en-suite, fitted wardrobes, carpet flooring, a radiator and a double glazed front aspect bay window.



## En-suite

2.22m x 1.39m (7'3" x 4'6")

Convenient en-suite benefiting from a walk-in shower, W.C and a hand wash basin with a vanity cupboard. Tiled flooring, tiled walls, a radiator and double glazed front aspect window.



## Bedroom Two

3.26m x 3.41m (10'8" x 11'2")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



## Bedroom Three

3.26m x 3.41m (10'8" x 11'2")

Double bedroom with integrated wardrobes, carpet flooring, a radiator and a double glazed front aspect window.



## Bedroom Four

2.80m x 3.25m (9'2" x 10'7")

Double bedroom with integrated wardrobes, carpet flooring, a radiator and a double glazed rear aspect window.



## Bathroom

1.74m x 2.28m (5'8" x 7'5")

Three piece family bathroom benefiting from a panelled bath with an overhead shower, W.C and hand wash basin. Tiled flooring, tiled walls, a radiator and a double glazed rear aspect window.



## Front External

Externally to the front there is an open garden laid to lawn with a two car driveway and double garage, there is also gated access to the rear garden.

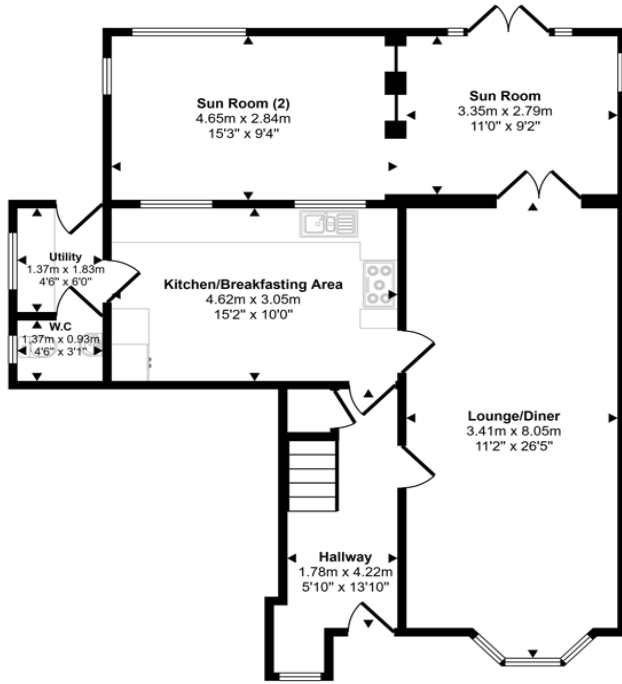


## Rear External

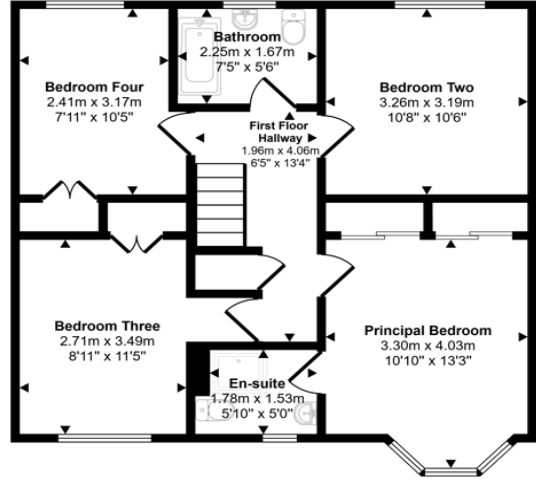
Externally to the rear lies a fully enclosed garden, which is laid to lawn, with a patio area adjacent to the property.



Approx Gross Internal Area  
140 sq m / 1512 sq ft



Ground Floor  
Approx 78 sq m / 841 sq ft



First Floor  
Approx 62 sq m / 672 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Chipchase Court, Woodstone Village, Houghton Le Spring, Durham, DH4 6TT

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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