



Manora

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MICHAEL HODGSON

estate agents & chartered surveyors

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WARWICK DRIVE, HOUGHTON LE SPRING £375,000

We welcome to the market this stunning detached house nestled at the head of the cul-de-sac of Warwick Drive in Houghton Le Spring that will not fail to impress all who view. The property is ideally located to provide excellent commuting links to the A19, A1(M) in addition to shops, schools and amenities. The property has been meticulously improved, modernised and extended by the current owners to a superb standard incorporating stylish decor, a fantastic bathroom & shower room, lovely kitchen plus many extras of note. The generous living space briefly comprising of: Entrance Hall, Living Room, Dining Area, Kitchen / Breakfast / Family Room, Utility, bathroom and to the First Floor, Landing, 3 Bedrooms and a Shower Room. The main bedroom could be divided to create a 4th Bedroom if required. Externally there is a front garden and block paved driveway providing off street parking for a number of cars leading to the house and garage whilst to the rear is a generous garden boasting and extensive lawn, plants, trees and shrubs all of which enjoy an open aspect over Houghton Cemetery. There is the added benefit of a large paved patio area with pergola. Viewing of this stunning home is unreservedly recommended to fully appreciate the space, home and location on offer.

Detached House

3 Bedrooms

Living / Dining Room

Kitchen / Breakfast / Family Room

Bathroom & Shower Room

Garage & Gardens

Freehold | Council Tax: E

EPC Rating: C



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Entrance Hall

The Entrance Hall has a wood strip floor, return staircase to the first floor, feature cast iron radiator

Living Room

18'6" x 13'1"

The Living Room has a double glazed window to the front elevation, radiator, opening to:

Dining Area

10'0" x 12'2"

The Dining Area has a 3.5m range of bi-folding doors opening to the rear garden, radiator

Kitchen / Breakfast / Family Room

A lovely open plan Kitchen / Breakfast / Family Room spanning the full depth of the house having a double glazed window to the front elevation, double glazed patio door to the rear garden, two radiators

The Kitchen has a range of floor and wall units with corrian worktops and an inset sink with mixer tap. There is a central breakfast island with corrain worktop, sink with mixer tap, electric hob with extractor over, breakfasts bar, integrated dishwasher

Utility

8'5" x 12'0"

The Utility has a range of floor units, stainless steel sink with mixer tap, plumbed for washing machine and dryer, double glazed window, door to the garden, radiator

Bathroom

Contemporary white suite comprising of a low level wc, wash hand basin with mixer tap set on a vanity/storage unit, radiator, free standing bath with mixer tap and shower attachment, feature herringbone style tiled wall.

First Floor

Landing, double glazed window, radiator, storage cupboard, loft access.

Bedroom One

18'4" x 13'1"

The Master Bedroom spans the full depth of the house having two double glazed windows to the front elevation and a large double glazed window to the rear.

This bedroom could be divided to create a 4th bedroom if required

Bedroom Two

13'11" x 11'10"

Front facing, double glazed window, radiator

Bedroom Three

14'0" x 8'11"

Rear facing, double glazed window, radiator, wood strip floor, recessed spot lighting,

Shower Room

White suite comprising low level wc, pedestal wash hand basin with tiled splashback and mixer tap, two double glazed windows, tiled floor, walk in shower with Rainfall style showerhead and an additional shower attachment, radiator

External

Externally there is a front garden and block paved driveway providing off street parking for a number of cars leading to the house and garage whilst to the rear is a generous garden boasting and extensive lawn, plants, trees and shrubs all of which enjoy an open aspect over Houghton Cemetery. There is the added benefit of a large paved patio area with pergola.

Garage

18'8" x 11'3"

Assessed via an up and over garage door, wall mounted gas central heating boiler, worktop area and storage to the rear of the garage

COUNCIL TAX

The Council Tax Band is E

TENURE

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

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

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