



## 4 bed detached house to buy in

Station Road, West Rainton, Houghton Le Spring, Durham, DH4 6SE

# £330,000

x4 x3 x1

Tenure

**Freehold**

## Property features

- ✓ Detached Family Home
- ✓ Four Double Bedrooms
- ✓ Generous Sized Plot
- ✓ Large South Facing Rear Garden
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

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

## Description

**\*\*DETACHED FAMILY HOME\*\*FOUR BEDROOMS\*\*GARAGE & MULTI CAR DRIVEWAY\*\*GENEROUS GROUNDS\*\*LARGE SOUTH FACING GARDEN\*\*SOUGHT AFTER AREA\*\***

Pattinson Estate Agents are delighted to present this substantial four-bed family home, superbly situated within the desirable village of West Rainton. Set within a quiet residential setting, the property offers convenient access to local amenities, well-regarded schools, public transport links and excellent road connections via the A1, ideal for commuting to Durham, Newcastle and Sunderland. West Rainton itself boasts a welcoming community feel, with local shops, traditional pubs and picturesque countryside walks close by.

Occupying a generous plot, this well-proportioned home offers fantastic space for growing families. The accommodation briefly comprises: entrance/porch, spacious lounge, a open plan kitchen/dining room, a utility area and W.C. To the first floor lies three double bedrooms, one of which has an en-suite, there is also a three piece bathroom, to the second floor there is principal bedroom with an additional en-suite. Externally is a multi car driveway and garage, to the rear there is a sizeable South facing garden.

Early viewing is strongly advised to fully appreciate the space, setting and future potential this excellent home has to offer. Please contact our Houghton branch to arrange your appointment.

Council Tax Band: E

Tenure: Freehold

Price: £330,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Porch

Property entrance leading to the porch, which gives direct access to the lounge.

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## Lounge

5.06m x 4.16m (16'7" x 13'7")

Spacious lounge with carpet flooring, a feature gas fireplace, radiator and a double glazed front aspect window.



## Kitchen/Dining

4.27m x 5.05m (14'0" x 16'6")

Open plan kitchen/diner benefiting from a range of upper, lower and full length units contrasting worksurfaces with a stainless steel sink unit, integrated dishwasher and a Range oven with a 5 burner gas hob. Tiled flooring, a radiator, underfloor heating, double glazed rear aspect window and French doors leading to the rear garden.



## Utility

3.14m x 2.24m (10'3" x 7'4")

The utility area has plumbing for a washing machine, a radiator, tiled flooring, double glazed window and rear door leading to the side of the property.

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## W.C

2.01m x 1.04m (6'7" x 3'4")

Convenient downstairs W.C with hand wash basin, a radiator and tiled flooring.



## Bedroom Two

5.28m x 4.16m (17'3" x 13'7")

Double bedroom with an en-suite, carpet flooring, a radiator and French doors with a Juliet balcony.



## En-Suite Two

1.82m x 2.96m (5'11" x 9'8")

The second bedroom en-suite has a walk-in shower, WC. and a hand wash basin with a vanity cupboard. Tile flooring, tiled walls, a radiator and a double glazed window.



## Bedroom Three

4.30m x 4.17m (14'1" x 13'8")

Double bedroom with a carpet flooring, a radiator and French doors with a Juliet balcony, which provide stunning views.



## Bedroom Four

3.39m x 3.83m (11'1" x 12'6")

Double bedroom with carpet flooring, a radiator and two double glazed rear aspect windows, which also provide picturesque views.



## Bathroom

2.92m x 2.09m (9'6" x 6'10")

Three piece bathroom benefiting from paneled bath, WC and a hand wash basin with a vanity cupboard. Vinyl flooring, partly tiled walls, a heated towel rail and a double glazed window.



## Principal Bedroom

4.18m x 4.76m (13'8" x 15'7")

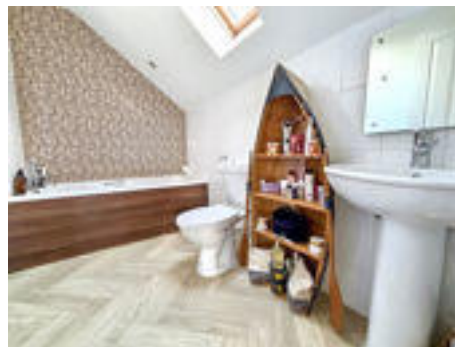
Double bedroom located on the second floor has an en-suite, carpet flooring, a radiator, two Velux window and an additional double glazed window.



## En-suite

1.70m x 3.00m (5'6" x 9'10")

The principal bedroom en-suite has a paneled bath, WC. and a hand wash basin. Tile flooring, tiled walls, a radiator and a double glazed window. Vinyl flooring, partly tiled walls, a radiator and a Velux window.



## Front External

Externally to the front is a large driveway, which has space for multi vehicle. The drive also leads to a garage and a gated access to the rear garden.

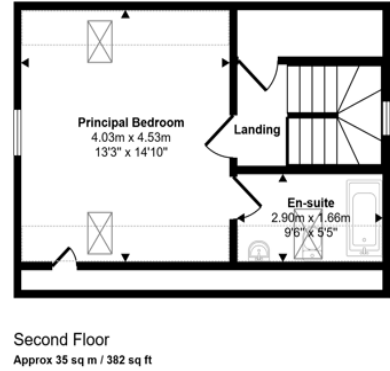
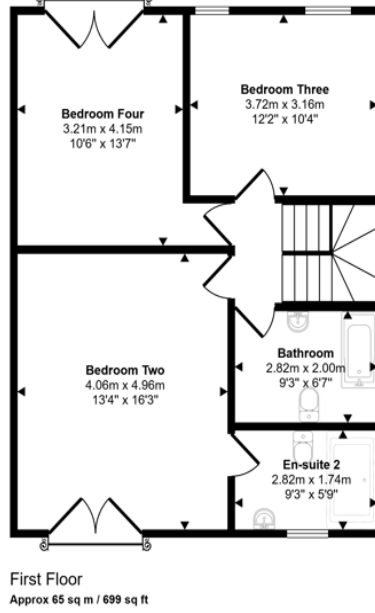
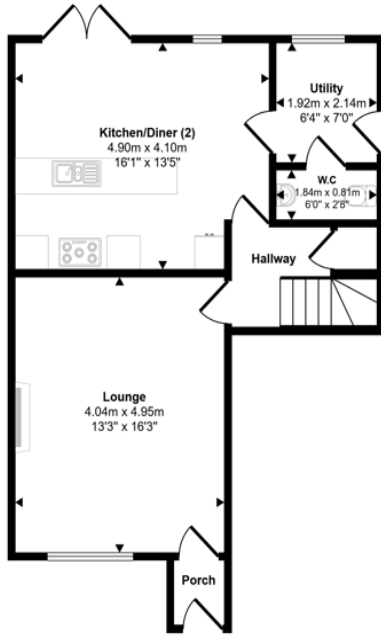


## Rear External

Externally to the rear lies a large garden laid to lawn with mature shrubs and a patio area adjacent to the property. The rear garden also benefits from being South facing and not been overlooked.



Approx Gross Internal Area  
153 sq m / 1651 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.co.uk/>

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