



## 4 bed detached house to buy in

Whitworth Park Drive, Elba Park,  
Houghton Le Spring, Tyne and Wear, DH4  
6GN

**£365,000** Offers Over

 x 4  x 2  x 2

Tenure

**Freehold**

## Property features

- ✓ Rare 'Bowes' Style Property
- ✓ Detached Family Home
- ✓ Four Double Bedrooms
- ✓ Detached Garage & Double
- ✓ EPC Rating A

Allocated parking

Garden

## Key Information

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

## Description

**\*\*RARE 'BOWES' STYLE PROPERTY\*\*DETACHED FAMILY HOME\*\*FOUR DOUBLE BEDROOMS\*\*DEATCHED GARAGE & DOUBLE DRIVEWAY\*\*HIGHLY DESRIABLE LOCATION\*\***

Pattinson Estate agents are excited to welcome to the market, this impressive detached family home, which boasts four double bedrooms and is located on the highly desirable estate in Elba Park. This specific home is the 'Bowes' style and is particularly sought after due to its practical layout and excellent proportions. Properties of this design are rarely brought to market within the development.

This family residence is perfectly positioned within walking distance to Elba Park and in close proximity of local shops and other amenities, great public transport and major road links via the A1. Also within short driving distance to multiple country parks, an array of popular schools, Sunderland, Newcastle and Durham City Centres.

The 'Bowes' style is renowned for its well-balanced and spacious layout, offering a welcoming entrance hallway, generous lounge, a stylish kitchen/dining room, a study, utility area and ground floor W.C. To the first floor lies the principal bedroom with an en-suite, a further three double bedrooms and a modern four piece family bathroom. Externally to the rear there is a generous garden with a detached garage and two car driveway.

Additionally this property benefiting from gas central heating, triple glazed windows and owned solar panels, which a has an approximate revenue of £700 Per Annum.

Early viewings come highly recommended to appreciate this rare opportunity of this stunning family home, Please contact our Houghton branch to arrange a viewing

Council Tax Band: E

Tenure: Freehold

Price: Offers Over £365,000

Property Type: Detached House

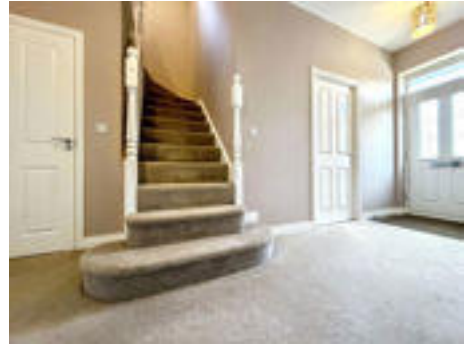
USPs: Garden

Parking: Allocated

Heating: Gas

## Entrance/Hallway

Property entrance leading to a welcoming hallway, which has carpet flooring and a radiator.



## Lounge

6.14m x 3.70m (20'1" x 12'1")

Spacious lounge with carpet flooring, two radiators and full length triple glazed windows.



## Kitchen/Dining Room

3.44m x 5.91m (11'3" x 19'4")

Stylish kitchen/diner benefiting from a range of upper, lower and full length units with contrasting Quartz worksurface and matching up-stands. There is also the benefit of integrated appliances such as:- dishwasher, fridge/freezer, dual ovens, a 5 burner gas hob and a bespoke breakfast bar with an additional base unit. Luxury vinyl tiled flooring, tiled splash back, two radiators, full length triple glazed window and French doors leading to the rear garden.



## Utility Area

1.73m x 1.85m (5'8" x 6'0")

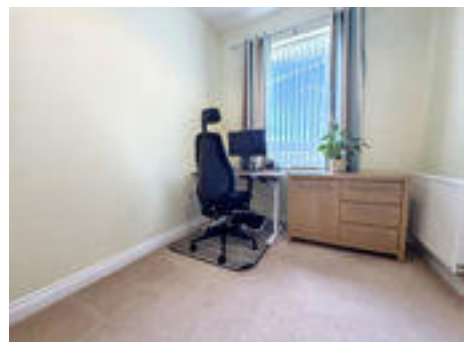
The utility has fitted walls units, contrasting worksurfaces with matching up-stands and luxury vinyl tiled flooring. There is also plumbing for a washing machine, space for a dryer, spacious pantry cupboard, a radiator and an external door leading to the rear garden.



## Study

2.34m x 3.04m (7'8" x 9'11")

A versatile room currently used as study, which has carpet flooring, a radiator and a triple glazed front aspect window.



## Ground Floor W.C

1.42m x 1.90m (4'7" x 6'2")

Convenient W.C with a hand wash basin, storage cupboard, radiator, vinyl flooring and a triple glazed window.



## First Floor Hallway

The first floor hallway has a double storage cupboard and gives access to a partially boarded loft, which has lighting.

## Principal Bedroom

4.69m x 3.71m (15'4" x 12'2")

Double bedroom with an en-suite, two sets of fitted wardrobes, carpet flooring, a radiator and a triple glazed front aspect window.



## En-suite

2.16m x 1.78m (7'1" x 5'10")

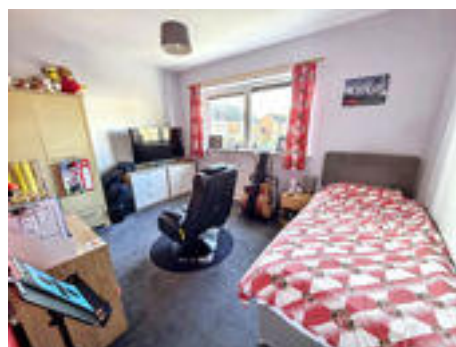
Convenient en-suite benefiting from a walk-in shower, WC and a hand wash basin with a vanity cupboard. Tile flooring, partly tiled walls, a heated towel rail and a triple glazed window.



## Bedroom Two

2.88m x 4.05m (9'5" x 13'3")

Double bedroom with carpet flooring, a radiator and a triple glazed front aspect window.



## Bedroom Three

3.19m x 3.76m (10'5" x 12'4")

Double bedroom with carpet flooring, fitted wardrobes, a radiator and a triple glazed rear aspect window.



## Bedroom Four

3.24m x 2.67m (10'7" x 8'9")

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



## Bathroom

2.02m x 2.40m (6'7" x 7'10")

Modern four piece bathroom benefiting from a paneled bath, shower cubicle, hand wash basin and WC. Tiled flooring, partly tiled walls, vanity cupboard, a heated towel rail and a triple glazed rear aspect window.

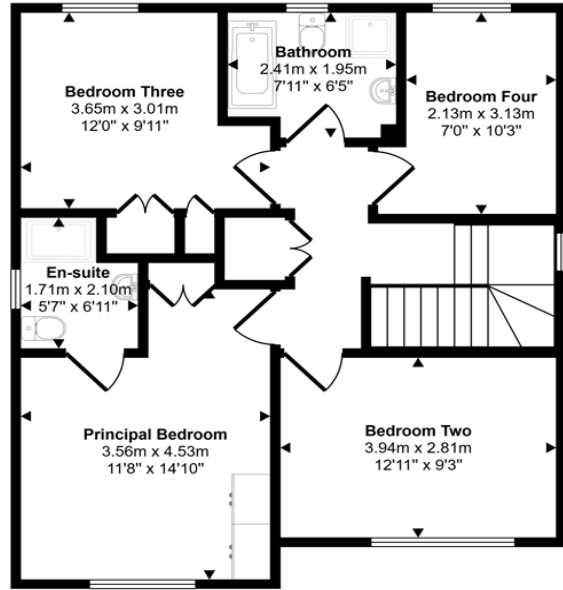
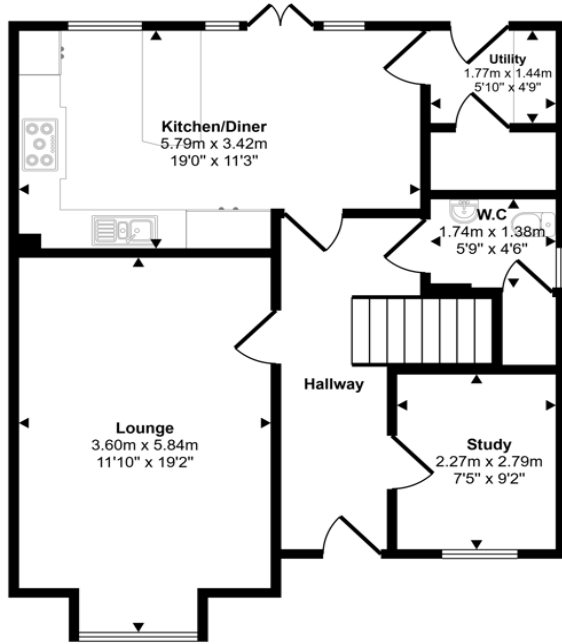


## External

Externally to the front there is a garden and gated access to the rear. To the rear lies a good sized, private garden laid to lawn with a decked section and a patio area adjacent to the property. Beyond the garden there is a double driveway and detached garage.



Approx Gross Internal Area  
132 sq m / 1416 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>	95	95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	

Whitworth Park Drive, Elba Park, Houghton Le Spring, Tyne and Wear, DH4 6GN

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

