



## 5 bed detached house to buy in

Brimstone Close, Houghton Le Spring,  
Houghton Le Spring, Tyne and Wear, DH4  
6PS

# £350,000

🛏 x5 🚿 x3 🚗 x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Five Bedrooms
- ✓ Detached
- ✓ Open Plan Extension
- ✓ Close to Local Amenities
- ✓ EPC Rating C

## Key Information

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

## Description

Situated within the highly sought after Brimstone Close, Houghton Le Spring, this beautifully modernised and substantially extended five bedroom detached family home occupies a prime corner position within a quiet cul-de-sac, offering spacious and versatile accommodation throughout ideal for modern family living.

The property welcomes you with a large and impressive entrance hall leading to a stylish living room, separate study perfect for home working, and a convenient downstairs WC. The true heart of the home is the stunning extended open plan kitchen, dining and lounge area, designed perfectly for entertaining and everyday family life, featuring an abundance of space, contemporary fittings, utility room access, and bi-folding doors opening seamlessly onto the rear garden.

Externally, the generous rear garden has been designed for low maintenance living with attractive patio areas, Astro Turf lawn, and ample space for outdoor dining, entertaining, and family enjoyment. To the front, the property benefits from a driveway and garage providing excellent off street parking.

To the first floor are five well proportioned bedrooms, with the impressive master bedroom benefiting from a modern en suite, alongside a stylish family bathroom serving the remaining bedrooms.

This exceptional home combines modern finishes, spacious accommodation, and a fantastic cul-de-sac location, making it a rare opportunity for growing families seeking a turn-key property within one of Houghton Le Spring's most desirable residential areas.

Council Tax Band: D

Tenure: Freehold

Price: £350,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## External



## Living Room

5.02m x 3.204m (16'5" x 10'6")



## Kitchen

8.087m x 6.31m (26'6" x 20'8")



## Lounge



## Reception Room

3.089m x 2.52m (10'1" x 8'3")



## Study

3.185m x 1.346m (10'5" x 4'4")



## Downstairs W.C.

1.824m x 0.876m (5'11" x 2'10")



## First Floor Landing

4.626m x 3.637m (15'2" x 11'11")



## Bedroom 1

3.348m x 2.901m (10'11" x 9'6")



## En-Suite

1.984m x 1.763m (6'6" x 5'9")



## Bedroom 2

4.299m x 2.622m (14'1" x 8'7")



## Bedroom 3

2.718m x 2.638m (8'11" x 8'7")



## Bedroom 4

3.058m x 2.665m (10'0" x 8'8")



## Bedroom 5

2.64m x 2.175m (8'7" x 7'1")



## Bathroom

2.439m x 1.677m (8'0" x 5'6")



## Garden





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>	79	
(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:

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