



MICHAEL HODGSON

estate agents & chartered surveyors

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## OAK TREE RISE, HOUGHTON LE SPRING

£319,950

CURRENTLY UNDER CONSTRUCTION - The property when completed will comprise of a 3 bedroom detached bungalow situated on the new Oaktree Rise development. Chilton Moor itself lies between Houghton-le-Spring and Chester-le-Street and whilst essentially semi-rural in character, it lies within a few minutes driving distance of the A690, A19, and the A1(M). It therefore lies within easy travelling distance of all major regional centres including Newcastle upon Tyne, Gateshead, Sunderland, Chester le Street, Washington and Durham City. The property will be finished to a high standard incorporating kitchens with integrated appliances, a security alarm system, CCTV, modern bathroom suites, contemporary décor, high insulation ratings and many extras of note. Internally the living accommodation briefly comprises of: Hallway, Living Room, Study, Kitchen / Breakfast Room, Master Bedroom with En Suite and a Bathroom and to the First Floor, Landing 2 Bedrooms both with Walk In Dressers, Shower Room. Externally there will be a front garden, driveway for off street parking and rear garden.

Under Construction

3 Bedrooms

Bathroom, Shower Room & En Suite

All Enquiries

Detached Bungalow

Living Room & Study

Viewing Advised

EPC Rating: TBC



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### Entrance Hall

The entrance hall has a laminate floor, radiator, stairs to the first floor, cupboard under the stairs.

### Study/Reception Room

10'0" x 11'6"

A versatile reception room having a double glazed window, radiator.

### Living Room

16'6" x 10'3"

The living room has a large double glazed window to the front elevation, radiator.

### Kitchen / Breakfast Room

16'1" x 14'2"

The kitchen has a new comprehensive range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, 5 ring gas hob with extractor over, double electric oven, integrated microwave, dishwasher, washer, dryer, radiator, laminate floor, double glazed window, double glazed french doors to the rear garden.

### Bedroom 1

14'6" x 11'9"

Ground floor bedroom, Rear facing, double glazed window, radiator.

### En Suite

Modern white suite comprising of low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, double glazed windows, radiator, tiled floor, shower cubicle with rainfall style shower head and an additional shower head attachment, part tiled walls, tiled floor, recessed spot lighting, extractor, storage cupboard.

### Bathroom

New modern white suite comprising of a low level WC, wall hung wash hand basin with mixer tap, bath with mixer tap, shower cubicle with rainfall style shower head and an additional shower attachment, part tiled walls, tiled floor, double glazed windows, radiator, recessed spot lighting, extractor.

### First Floor

Landing.

### Bedroom 2

16'1" max x 10'2" max

Front Facing, double glazed window, radiator, loft access, recessed spot lighting in part.

### Dressing Room

9'4" x 5'7"

Radiator, recessed spot lighting, cupboard with wall mounted gas central heated boiler.

### Bedroom 3

10'10" x 11'10"

Radiator, Velux style window.

### Dressing Room

9'3'3" x 5'7"

Recessed spot lighting, radiator.

### Shower Room

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, part tiled walls, tiled floor, shower cubicle with rainfall style shower head and an additional shower attachment, radiator, recessed spot lighting.

### Externally

Externally there is a front lawned garden, block paved double width driveway and to the rear is a garden having a paved patio area and artificial grass lawn.

### Solar Panels

There is a 5.5 kilowatt solar panel system to the roof space.

### TENURE

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

# M I C H A E L   H O D G S O N

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