



Hedley Close, Elba Park, DH4 6GT
3 Bed - House - Terraced
£199,995

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Hedley Close

Elba Park, DH4 6GT

* BEAUTIFULLY PRESENTED * ATTRACTIVE CUL-DE-SAC * PARKING VIA DRIVEWAY * FABULOUS MASTER SUITE WITH EN-SUITE * EXCELLENT QUALITY FIXTURES AND FITTINGS * PRIVATE REAR GARDEN *

Situated in a lovely, tucked-away cul-de-sac in a modern development in Houghton-le-Spring, this beautifully presented three-bedroom, two-bathroom home offers generous accommodation across three floors. The property has been finished to a high standard throughout, with quality fixtures and fittings, a spacious layout, and a superb master suite.

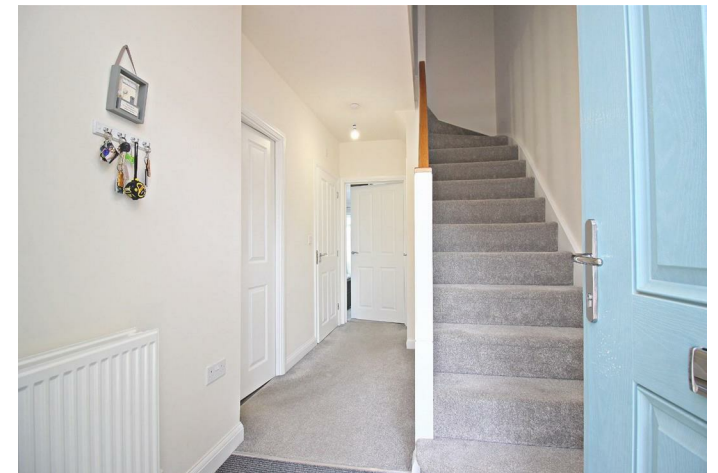
The ground floor includes a welcoming entrance hallway, an excellent fitted kitchen, a downstairs WC, and a large lounge with Velux windows and French doors that open out onto the private rear garden, allowing in lots of natural light.

To the first floor, there's a good-sized double bedroom, a well-proportioned single bedroom, and the family bathroom. Off the landing, stairs lead up to the impressive top-floor master suite, which benefits from its own en-suite, Velux windows, and a large storage cupboard.

Externally, there's a small front garden and, just a few steps from the property, a driveway providing off-street parking. To the rear is a well-sized, private garden that is not overlooked – ideal for families or those who enjoy outdoor space.

Hedley Close is located within easy reach of Elba Park – a 52-hectare green space reclaimed from the former Lambton coke works and transformed into a beautiful area for walking, cycling and enjoying nature. It's a brilliant feature for families and dog owners, or anyone looking for a peaceful place to unwind just a short walk from home. The property also offers convenient access to local schools, shops, and excellent transport links via the A1(M) and A690, making it well placed for commuting to Durham, Sunderland, and Newcastle.

Ideal for families, couples, or professionals seeking a stylish and move-in-ready home in a desirable modern estate.













GROUND FLOOR

Hallway

Lounge

18'0" x 14'5" (5.5 x 4.4)

Kitchen

13'1" x 7'6" (4 x 2.3)

Downstairs WC

7'6" x 4'3" (2.3 x 1.3)

FIRST FLOOR

Landing

Bedroom

14'5" x 11'5" (4.4 x 3.5)

Bedroom

10'2" x 6'10" (3.1 x 2.1)

Bathroom

6'10" x 6'6" (2.1 x 2)

SECOND FLOOR

Bedroom

18'0" x 14'5" (5.5 x 4.4)

En-Suite

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 60 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold. £76.16 site maintenance fee.

Council Tax: Sunderland, Band C - Approx. £1,860 p.a

Energy Rating: B

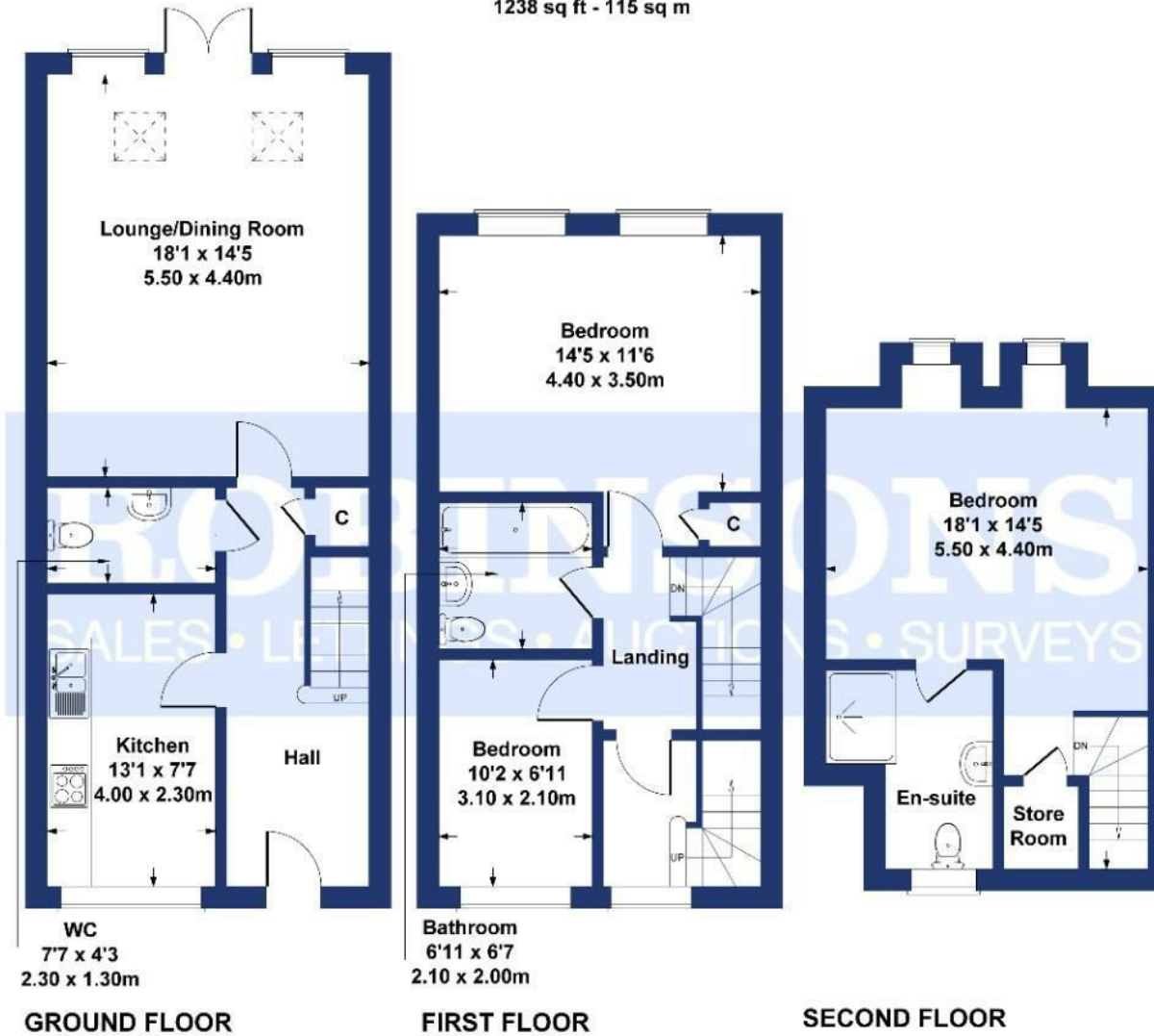
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Hedley Close

Approximate Gross Internal Area
1238 sq ft - 115 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	91	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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