



Cottonwood, Houghton le Spring, DH4 7TA
3 Bed - House - Semi-Detached
£209,995

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Cottonwood

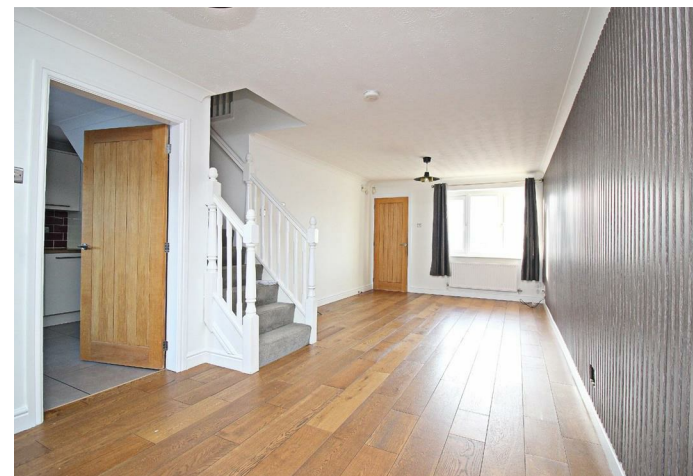
Houghton le Spring, DH4 7TA

Nestled in the sought-after Biddick Woods development of Houghton-le-Spring, this stunning three-bedroom semi-detached house is a true gem. Built in 2000, the property spans an impressive 1,068 square feet and is designed to cater to the needs of modern family living.

As you approach, you will appreciate the convenience of a double driveway and garage, providing ample off-street parking for both residents and guests. Upon entering, you are greeted by a bright and inviting interior that features two spacious reception rooms, including a lounge adorned with a feature acoustic wall, perfect for relaxation and entertainment and good sized conservatory. The dining area flows seamlessly into the well-equipped kitchen, which in turn leads to a useful utility room. Patio doors lead from the conservatory to a well presented rear garden. This outdoor space is ideal for enjoying the afternoon and evening sun, making it perfect for family gatherings or quiet evenings.

The first floor comprises three well-proportioned bedrooms, including a master suite that benefits from an ensuite bathroom, offering a private retreat for the homeowners. A stylish family bathroom serves the additional bedrooms, ensuring comfort and convenience for all.

This property is ideally located just minutes away from local schools, amenities, and transport links, making it perfect for commuters and families alike. With its blend of space, style, and practicality, homes in this desirable area are seldom available for long. We highly recommend an early viewing to fully appreciate all that this exceptional property has to offer.









GROUND FLOOR

Entrance Porch

Lounge/Dining Room

23'2" x 10'8" (7.08 x 3.26)

Conservatory

12'8" x 8'5" (3.88 x 2.59)

Kitchen

9'6" x 11'1" maximum (2.91 x 3.39 maximum)

Utility

7'11" x 5'6" (2.43 x 1.70)

FIRST FLOOR

Landing

Bedroom 1

14'2" x 8'5" maximum (4.34 x 2.59 maximum)

En Suite

Bedroom 2

9'6" x 8'6" (2.91 x 2.61)

Bedroom 3

9'3" x 8'6" (2.83 x 2.61)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

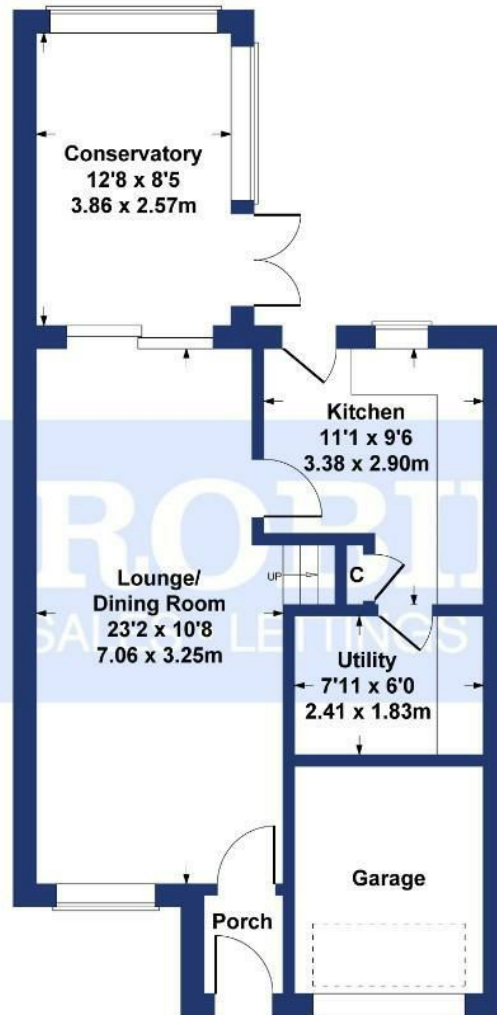
Council Tax: Durham County Council, Band C (£1860 Min)

Energy Rating: C

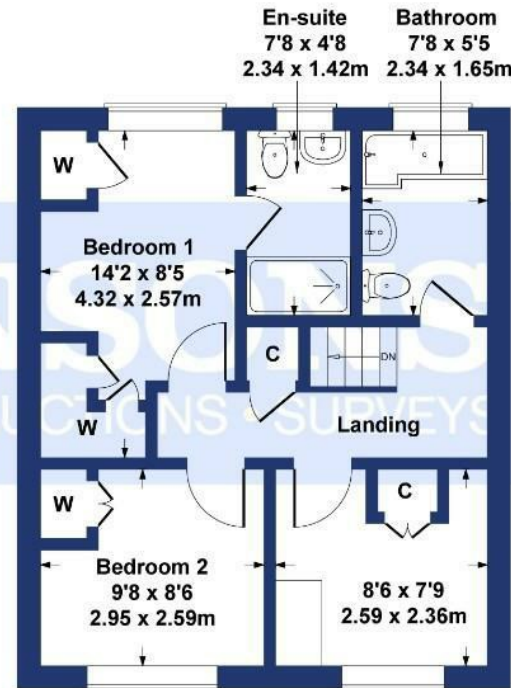
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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

Cottonwood

Approximate Gross Internal Area
1068 sq ft - 99 sq m



GROUND FLOOR



FIRST FLOOR

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		
(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

81

70

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.

