



Primrose Hill, Houghton Le Spring, DH4 6BH
3 Bed - Bungalow - Detached
£340,000

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Primrose Hill

Houghton Le Spring, DH4 6BH

* NO CHAIN * VERY RARE OPPORTUNITY * BEAUTIFULLY PRESENTED INDIVIDUALLY BUILT DETACHED BUNGALOW ON A LARGE, PRIVATE PLOT * EXTENSIVE DRIVEWAY AND GARDENS * WELL PRESENTED AND MAINTAINED THROUGHOUT * EN-SUITE FACILITIES * TWO RECEPTION ROOMS * MODERN KITCHEN AND BATHROOM * NICE VIEWS * LARGE GARDENS TO FRONT AND SIDES *

A rare opportunity to purchase this individually built detached bungalow, set on an exceptional private plot with extensive gardens and pleasant views. Constructed and owned by our clients since new, the home offers a very rare chance to acquire a well-maintained bungalow with superb outdoor space.

The floorplan comprises an entrance porch, a sitting room/dining room, a large lounge with dual aspect windows and French doors opening onto the gardens, an inner hallway, a modern fitted kitchen, and a family bathroom with an additional separate shower cubicle. There are three well-proportioned bedrooms, the master benefitting from en-suite facilities and ample storage.

Externally the property is equally impressive, with extensive lawned gardens to the front, side, and rear, complemented by established borders, shrubs, and trees. A gated driveway provides parking for several vehicles and leads to a large detached garage, while the plot as a whole enjoys a great sense of privacy.

Primrose Hill in Houghton-le-Spring is a desirable location, well placed for access to a wide range of local shops, amenities, and schools. The area is within easy reach of both Durham and Sunderland, while the A690 and A1(M) provide excellent transport links for those needing to commute further afield. There are also nearby parks, countryside walks, and leisure facilities, making it an appealing setting for a variety of buyers.













Entrance Porch

Dining / Sitting Room

12'5" x 11'5" (3.8 x 3.5)

Lounge

15'8" x 13'1" (4.8 x 4)

Kitchen

14'5" x 9'10" (4.4 x 3)

Bathroom

9'2" x 6'6" (2.8 x 2)

Bedroom

16'0" x 10'5" (4.9 x 3.2)

En-Suite

6'6" x 6'6" (2 x 2)

Bedroom

11'9" x 9'10" (3.6 x 3)

Bedroom

10'9" x 8'6" (3.3 x 2.6)

Garage

17'4" x 9'10" (5.3 x 3)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £3,118 p.a

Energy Rating: C

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.

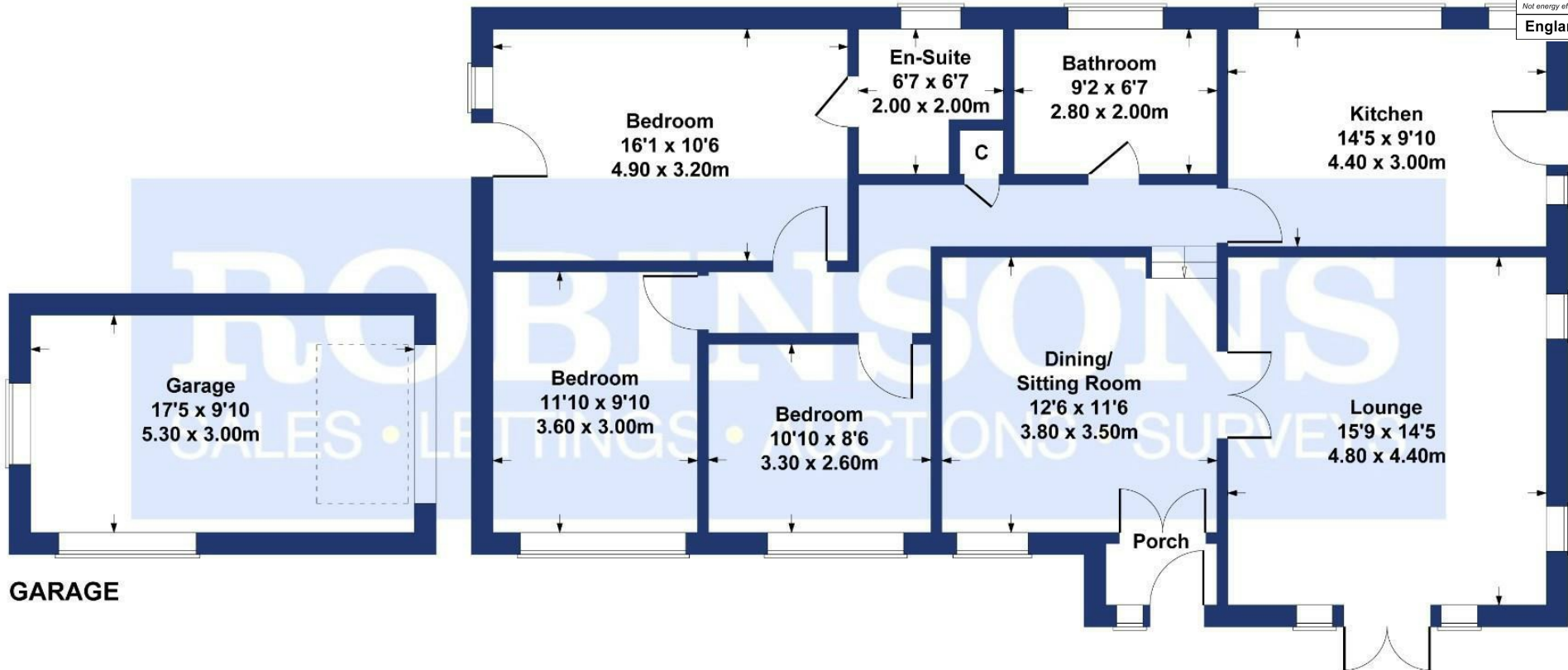
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



Brookwood

Approximate Gross Internal Area
1324 sq ft - 123 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		81 69
(81-81) 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



GARAGE

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.

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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









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