



Blind Lane, Nr. Elba Park, DH4 6NH
4 Bed - House - Detached
O.I.R.O £395,000

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Blind Lane Nr. Elba Park, DH4 6NH

Superb Detached Home ** Located On A Unique Development / Secure Walled Boundaries ** Front Views Overlooking Elba Park ** Rear Views Overlooking Newbottle Forest ** Spacious Floor Plan ** 28ft Family Sized Lounge ** Two Bathrooms ** Remote Entry Gates ** Blocked Paved Driveway / Double Garage ** Viewing Is Highly Recommended **

Briefly comprising: Entrance Hall, substantial 28 feet Lounge/Dining Room, superbly equipped Kitchen/Breakfast Room, Utility Room, Cloakroom/w.c., First floor landing, Master Bedroom with en-suite shower, three further double bedrooms, and Family Bathroom. Block paved drive to the front with courtyard and electric remote controlled gate with intercom. Rear gardens mainly laid to lawn with views over looking Newbottle forest,, perimeter fence and wall boundaries with pleasant tree borders. Double garage with remote control doors, and parking for another 6 cars. Truly, a substantial property, beautifully finished throughout, in particular with White Oak internal doors. Well located for road networks and commuting, and local amenities.

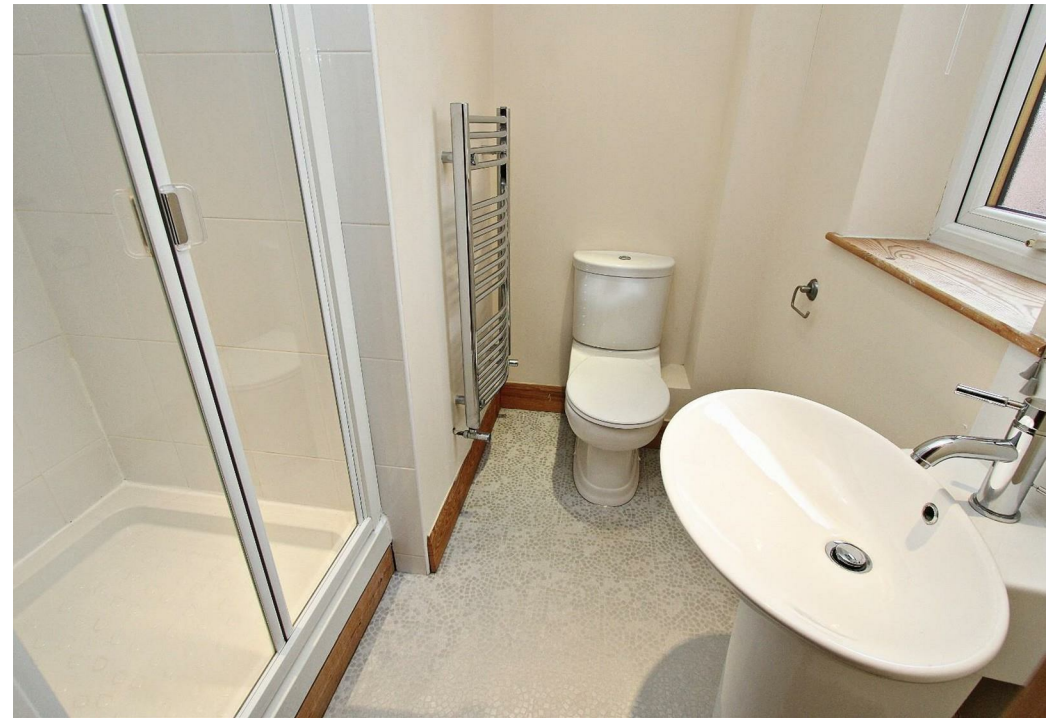
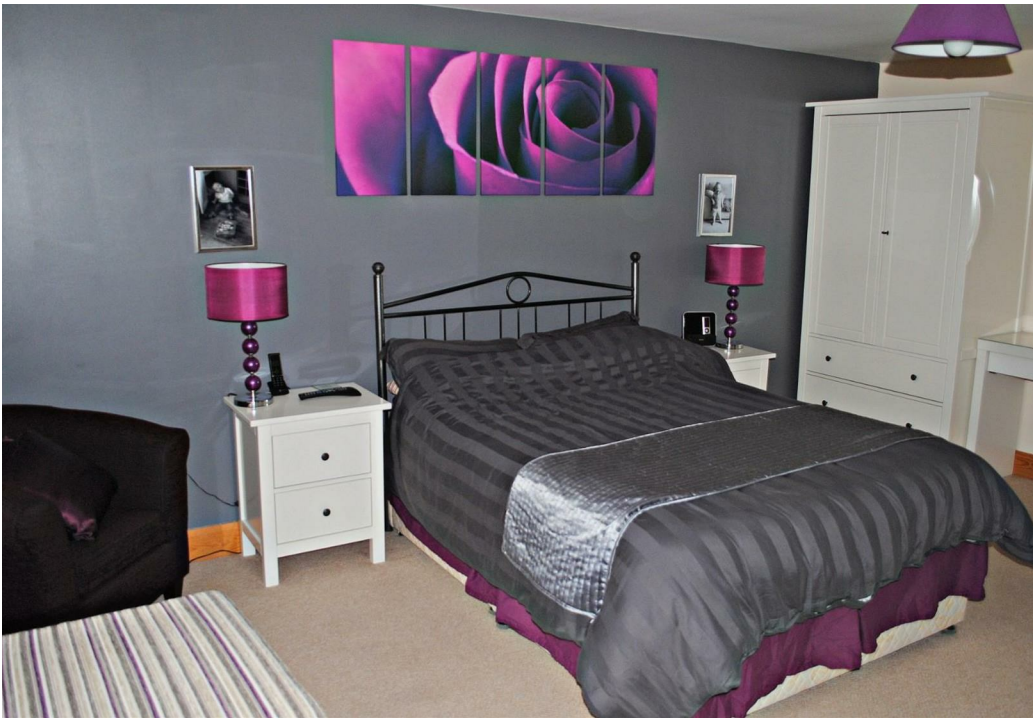
The property is situated to the east of Chester-le-Street towards Houghton le Spring and is well placed for good road access throughout the north east particularly to Chester-le-Street, Durham and Sunderland. A range of shops and amenities are to be found in local near by villages, whilst a wide range of facilities are easily accessible in Houghton le Spring, Chester-le-Street and Washington. Nearby road links include the A690 and A19.

Council tax band E Approx. £2239pa
EPC rating C













Entrance Hallway

11'10" x 6'3" (3.61 x 1.91)

Lounge / Dining Room

28'2" x 14'2" (8.59 x 4.32)

Kitchen Breakfast Room

19'2" x 11'0" (5.84 x 3.35)

Utility Room

9'6" x 7'3" (2.90 x 2.21)

Cloak/WC

First Floor

Bedroom

16'8" x 14'3" (5.08 x 4.34)

En-Suite

Bedroom

12'5" x 11'2" (3.78 x 3.40)

Bedroom

11'11" x 10'6" (3.63 x 3.20)

Bedroom

11'2" x 10'6" (3.40 x 3.20)

Bathroom/WC

8'2" x 7'9" (2.49 x 2.36)

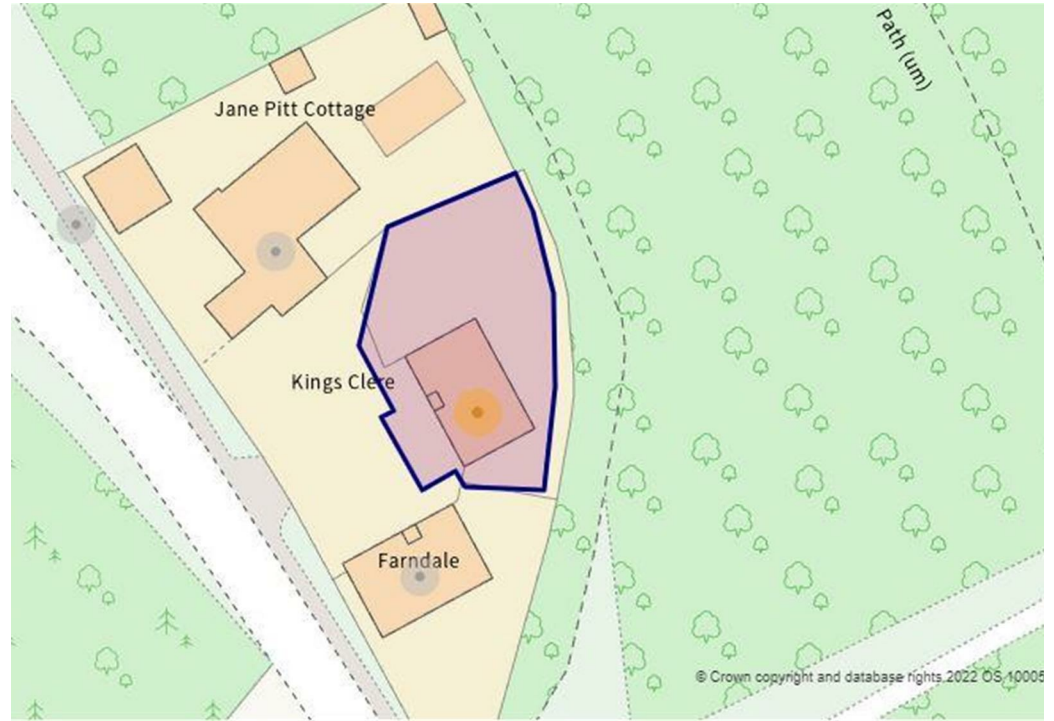
Double Garage

20'8" x 16'6" (6.30 x 5.03)

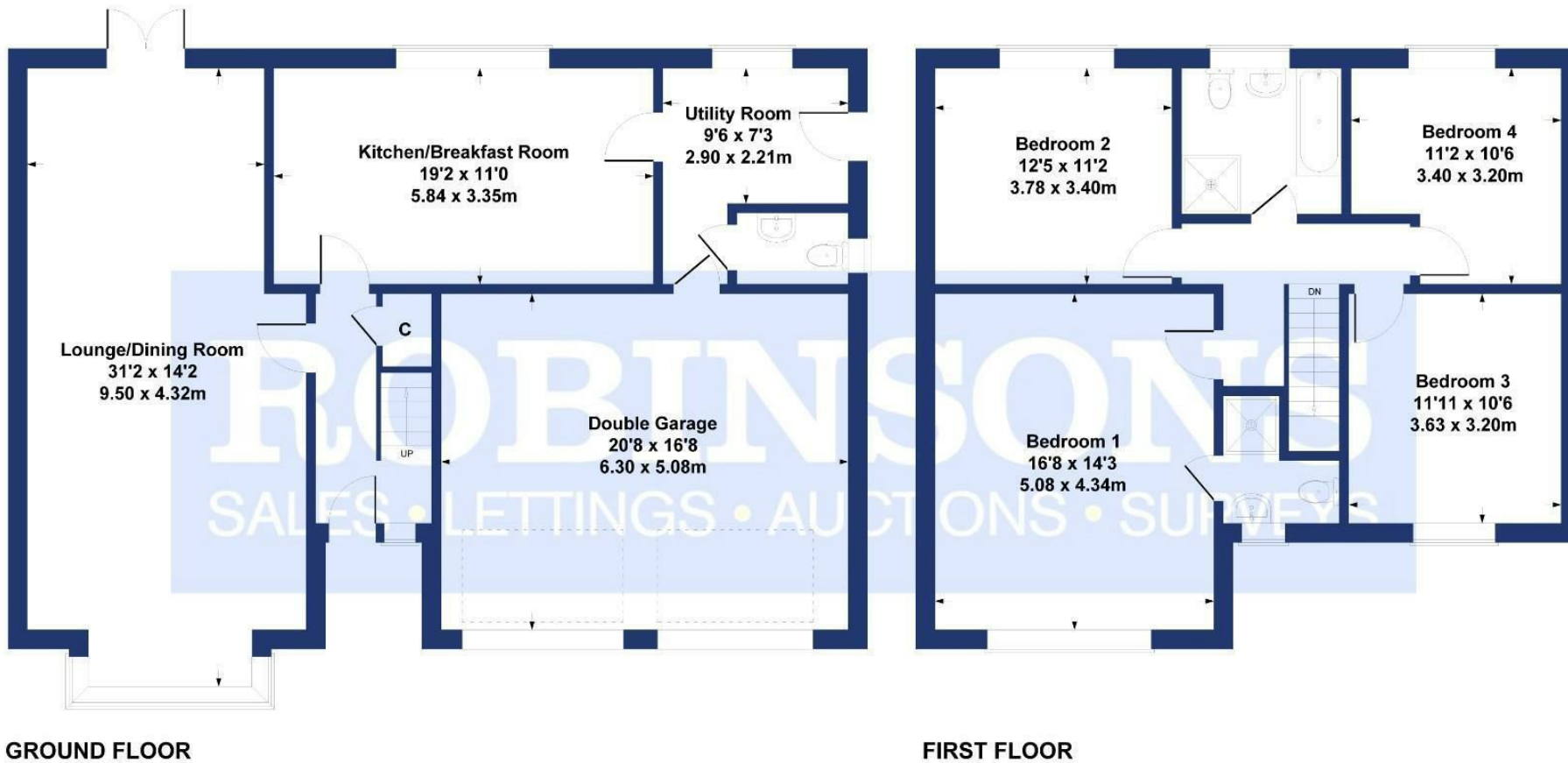
Tenure - Freehold

Council Tax Band E - Approx. £2239 PA





Kings Clere
 Approximate Gross Internal Area
 2015 sq ft - 187 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(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		78	85
EU Directive 2002/91/EC			

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. 2020

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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