



3 Bedrooms

A stunning three-bedroom detached home situated on a fantastic plot within the highly sought-after Elba Park development. This beautifully presented property offers bright, spacious accommodation throughout, a south-facing garden and an immaculate finish making it a perfect home for families or professionals seeking modern living in a desirable location.

Upon entering the property, you are welcomed by a large and inviting entrance hall, setting the tone for the spacious accommodation throughout the home. The ground floor boasts a beautiful reception room filled with natural light creating the perfect space for relaxing or entertaining guests.

To the rear of the property is a modern kitchen diner, thoughtfully designed with ample storage and worktop space making it ideal for family living and social gatherings. The kitchen area provides access to the south-facing rear garden, allowing plenty of natural light to flood the space and creating a seamless connection between indoor and outdoor living. A convenient ground floor WC completes the downstairs accommodation. Upstairs, the property continues to impress with three generously sized double bedrooms. The master bedroom benefits from its own en-suite bathroom and a walk-in wardrobe offering a private and luxurious retreat. The remaining two bedrooms are both spacious doubles, perfect for family members, guests, or a home office. A modern family bathroom serves the additional bedrooms.

Externally, the property sits on a great plot with a large south-facing rear garden providing a wonderful outdoor space for entertaining, relaxing or family activities. The garden enjoys plenty of sunshine throughout the day and further enhances the appeal of this exceptional home.

Located within the popular development, the property is close to local amenities, schools, scenic walking routes and excellent transport links making it a highly desirable place to live.

Immaculately presented throughout and offering spacious modern living this is truly a must-see property.

Hedley Close

Elba Park, Houghton Le Spring

Offers in the region of:

£280,000



Reception:

11'7" x 13'7" (3.53m x 4.14m)

LVT Flooring, UPVC Window, Radiator

Kitchen / Diner:

10'4" x 17'8" (3.15m x 5.38m)

LVT Flooring, UPVC Window, UPVC Patio Doors, Wall and Base Units, Stainless Steel Sink and Drainer with Mixer Tap, Electric Oven, Gas Hob and Extractor, Radiator



W/C:

4'5" x 5'9" (1.35m x 1.75m)

LVT Flooring, Washbasin with Mixer Tap, W/C, Radiator

Bedroom 1:

3.75 x 13' (3.75 x 3.96m)

Carpeted Flooring, UPVC Window, Walk in Wardrobe, Radiator

En-Suite:

4'8" x 7'6" (1.42m x 2.29m)

LVT Flooring, W/C, Shower Cubicle with Thermostatic Shower, washbasin with Mixer Tap, Towel Radiator

Bedroom 2:

9'11" x 10'4" (3.02m x 3.15m)

Carpeted Flooring, UPVC Window, Radiator



For additional information and full photo gallery please visit www.hegartysestateagents.co.uk



Bedroom 3:

7'7" x 9'7" (2.3m x 2.92m)

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

5'7" x 6'8" (1.7m x 2.03m)

LVT Flooring. UPVC Window, W/C, Panelled Bath, Washbasin with Mixer Tap, Radiator

EPC: B

Council Tax Band C, Sunderland

Parking: Driveway & Garage

Tenure: Freehold

Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Viewing Arrangements:

To arrange an appointment to view this property, please contact us on 01915124940.

hours are:

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.



Tenure - Freehold

Viewing - By appointment through Hegarty's





Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 88 B	← 89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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