



4 Bedrooms

Situated on a highly sought-after modern development this stunning four-bedroom detached family home offers beautifully presented accommodation throughout combining contemporary style with generous living space in a fantastic location. Immaculately maintained and upgraded from new this exceptional property is ready for its next owners to simply move straight in.

Upon entering, you are welcomed by bright, spacious and airy interiors that have been recently redecorated throughout creating a fresh and stylish finish. Designed with modern family living in mind the property boasts well-proportioned accommodation flooded with natural light and finished to a high standard.

The heart of the home is the contemporary fitted kitchen complemented by spacious reception areas that provide the perfect setting for both everyday family life and entertaining guests. The current owners selected a range of upgrades from the original new-build specification enhancing both the quality and appeal of this beautiful home.

To the first floor are four generous bedrooms all offering excellent proportions. The impressive principal bedroom benefits from a modern en-suite shower room while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property enjoys attractive front and rear gardens providing the perfect space to relax or entertain during the warmer months. A private driveway and garage offer ample off-road parking and excellent storage.

Ideally located close to reputable schools, local shops, parks and excellent transport links.

Offering spacious accommodation, modern interiors and a fantastic location this outstanding detached home is not to be missed.

Early viewing is highly recommended to fully appreciate the size, quality and finish this exceptional family home has to offer.

Offers in the region

Fennel Drive

Houghton le Spring, DH4

£275,000

EPC Rating: B



Reception:

11'1" x 15'9" (3.38m x 4.8m)

Carpeted Flooring, UPVC Window, Radiator

Kitchen / Diner:

17'4" x 10'3" (5.28m x 3.12m)

Vinyl Flooring, UPVC Window, UPVC French Doors, Wall and Base Units, Sink with Drainer and Mixer Tap, Electric Oven and Hob with extractor, Integrated Washing Machine, Fridge Freezer and Radiator

Utility Room:

6'4" x 5'3" (1.93m x 1.6m)

Vinyl Flooring, Base Units, Dishwasher

W/C:

6'4" x 4'9" (1.93m x 1.45m)

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

Master Bedroom:

14'5" x 10'4" (4.4m x 3.15m)

Carpeted Flooring, UPVC Window, Storage Cupboard, Radiator

En-Suite:

5'1" x 5'9" (1.55m x 1.75m)

Vinyl Flooring, UPVC Window, W/C, Washbasin with Mixer Tap, Shower Cubicle, Extractor, Towel Radiator

Bedroom Two:

9'4" x 12'5" (2.84m x 3.78m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Three:

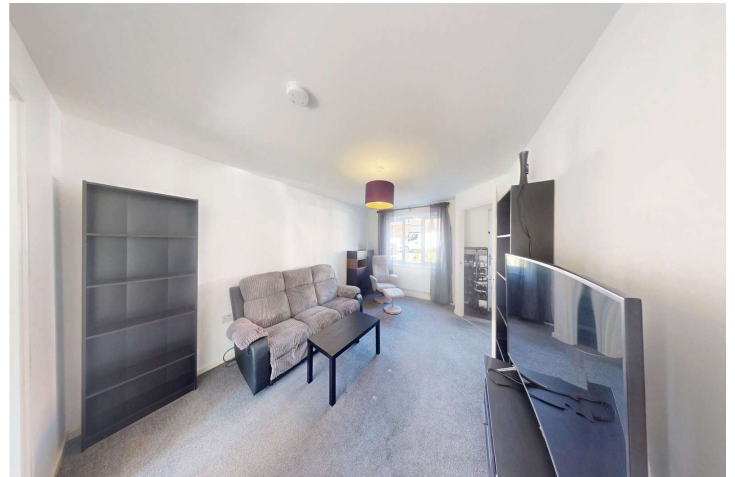
9'4" x 9'5" (2.84m x 2.87m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Four:

9'8" x 7'1" (2.95m x 2.16m)

Carpeted Flooring, UPVC Window, Radiator



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



Bathroom:

6'11" x 5'11" (2.1m x 1.8m)

Vinyl Flooring, UPVC Window, W/C, Washbasin with Mixer Tap and Vanity Unit, Panelled Bath, Extractor, Towel Radiator

EPC: B

Council Tax Band: D, Sunderland

Parking: Driveway & Garage

Tenure: Freehold

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES- none

PARKING ARRANGEMENTS: Driveway & Garage

WATER METER: YES

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link

here>
https://www.youfibre.com/?utm_network=o&msclkid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%20%7C%20Grouped%20campaign%20test&utm_term=how%20fast%20is%20my%20broadband&utm_content=Fast

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property
NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Disclaimer:

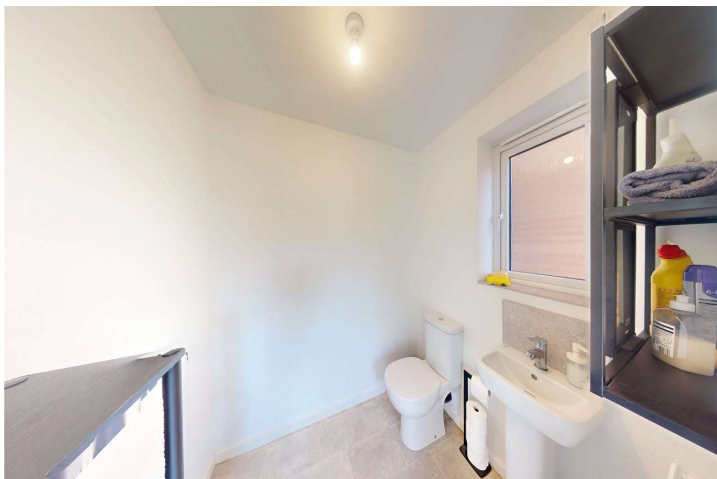
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, 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.

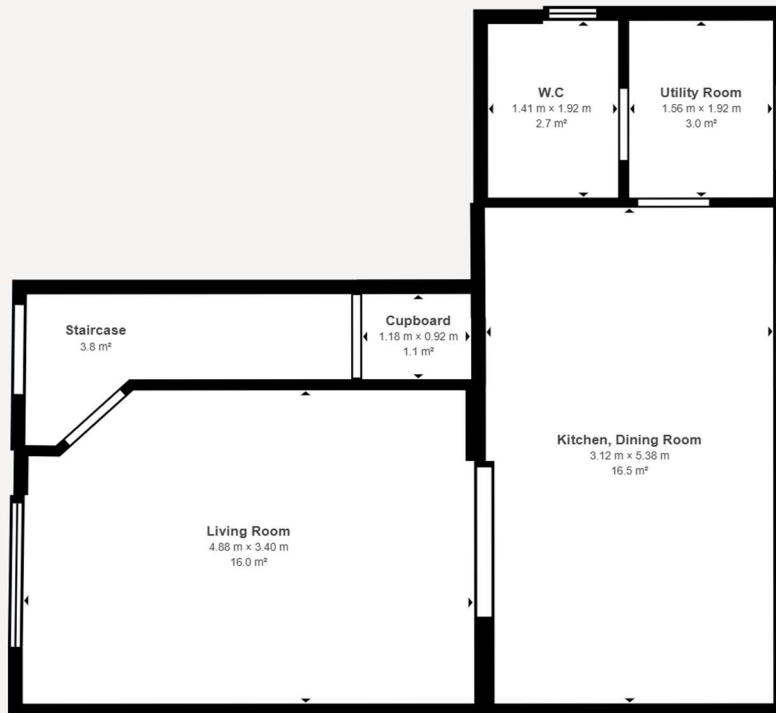
Viewing Arrangements:

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.





Matterport Property Report:

16 Fennel Drive

Gross Floor Area - Full Property 114.4 m² | Floor 1 51.2 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For additional information and full photo gallery please visit

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