



## 4 bed detached house to buy in

Richmond Drive, Woodstone Village,  
Houghton Le Spring, Durham, DH4 6TX

# £260,000

🛏 x4 🚿 x3 🚗 x1

Tenure

**Freehold**

## Property features

- ✓ Detached
- ✓ Four Bedrooms
- ✓ Driveway & Garage
- ✓ Close to Local Amenities
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Stunning Four-Bedroom Detached Home with High-End Finishes & Entertainer's Garden

Pattinson Estate Agents are delighted to welcome to the market this exceptional four-bedroom detached property, set in the sought-after Richmond Drive, Woodstone Village. This beautifully decorated home has been thoughtfully laid out to offer spacious and stylish living, perfect for families and entertainers alike.

The heart of the home is the impressive open-plan kitchen and dining area designed for contemporary living. As well as a lounge, dining room, and downstairs W.C. Upstairs, there are four well-proportioned bedrooms that offer ample accommodation, the master including an en-suite and family bathroom.

The outdoor space is equally impressive, with a meticulously maintained garden which includes separate decking and seating areas—perfect for entertaining guests or unwinding in style.

Ideally positioned within close proximity to local shops and other amenities, good public transport and major road links via A1. Also within walking distance to popular schools and just a short drive to both Elba Park, Rainton Meadows Nature Reserve and major city centre's

Contact us today to arrange a viewing!

Council Tax Band: D

Tenure: Freehold

Price: £260,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## External



## Hall

2.49m x 1.66m (8'2" x 5'5")



## Living Room/ dinner

4.82m x 3.44m (15'9" x 11'3")



## Dining Room



## Kitchen

4.27m x 2.91m (14'0" x 9'6")



## Downstairs W.C

1.54m x 0.88m (5'0" x 2'10")



## Landing

2.45m x 1.87m (8'0" x 6'1")



## Bedroom 1

4.29m x 2.70m (14'0" x 8'10")



## En-suite

2.61m x 1.08m (8'6" x 3'6")



## Bedroom 2

4.43m x 2.53m (14'6" x 8'3")



## Bedroom 3

2.77m x 2.35m (9'1" x 7'8")



## Bedroom 4

2.68m x 2.39m (8'9" x 7'10")



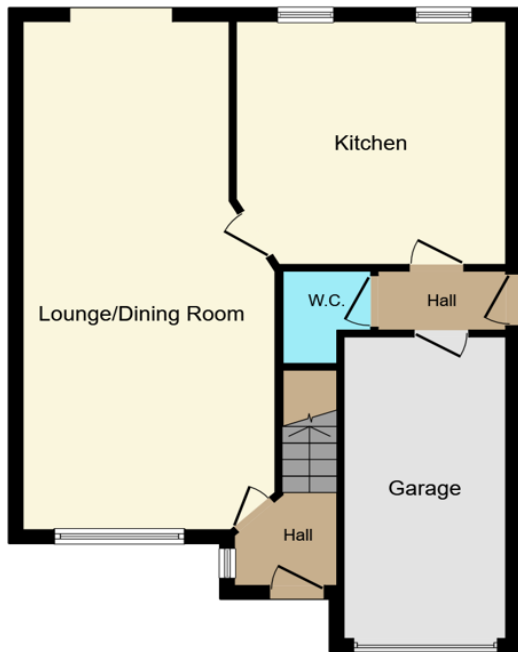
## Bathroom

1.93m x 1.70m (6'3" x 5'6")

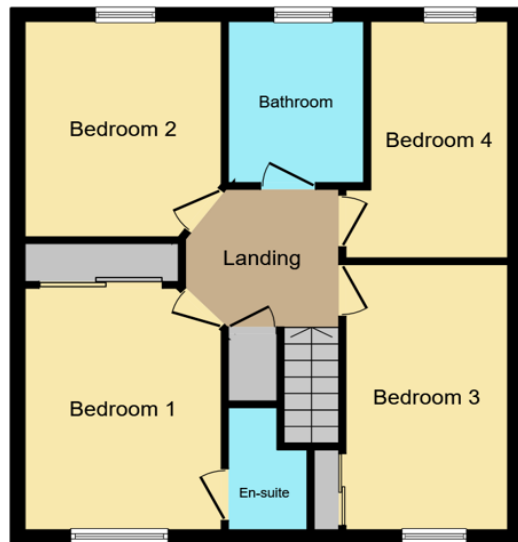


## Garden





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
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