



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.

Specifications: Professionals Only

Required Earnings: Tenant Income £37,500 Guarantor Income (If Required) £45,000

Blind Lane, Nr. Elba Park, DH4 6NH
4 Bed - House - Detached
£1,250 Per Calendar Month

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Entrance Hallway
11'10 x 6'3 (3.61m x 1.91m)

Lounge / Dining Room
28'2 x 14'2 (8.59m x 4.32m)

Kitchen Breakfast Room
19'2 x 11'0 (5.84m x 3.35m)

Utility Room
9'6 x 7'3 (2.90m x 2.21m)

Cloak/WC

First Floor

Bedroom
16'8 x 14'3 (5.08m x 4.34m)

En-Suite

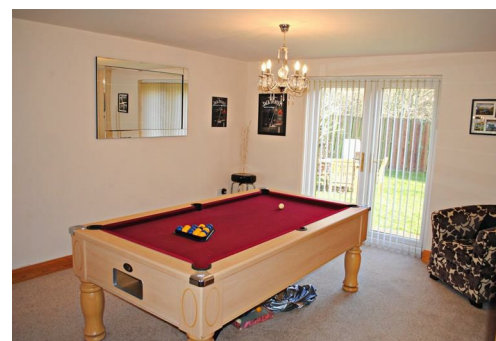
Bedroom
12'5 x 11'2 (3.78m x 3.40m)

Bedroom
11'11 x 10'6 (3.63m x 3.20m)

Bedroom
11'2 x 10'6 (3.40m x 3.20m)

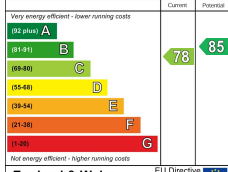
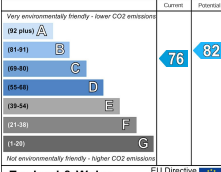
Bathroom/WC
8'2 x 7'9 (2.49m x 2.36m)

Double Garage
20'8 x 16'6 (6.30m x 5.03m)



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
	78	85		76	82
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		