



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	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	85
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

