



## 6 Greenbrook Drive

| East Rainton | DH5 9RL

Offers over £275,000

Welcome to Greenbrook Drive, East Rainton - a charming location that could be the perfect setting for your new home! This delightful detached house boasts a spacious 1,270 sq ft of living space, offering you plenty of room to create your ideal living environment.

As you step inside, you'll be greeted by a warm and inviting reception room, perfect for entertaining guests or simply relaxing after a long day. With three bedrooms, there's ample space for a growing family or for those who enjoy having a home office or guest room.

The property features two modern bathrooms, ensuring convenience and comfort for all residents. Built in 2017, this house combines the allure of a new build with the character of a well-established home.

Imagine the possibilities that this detached house on Greenbrook Drive holds - from cosy family gatherings to peaceful evenings in your own sanctuary. Don't miss the chance to make this property your own and create lasting memories in this wonderful location.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		94
(82-91)	B	83	
(69-81)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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## Kitchen/Living Area

25'11" x 15'3"

This is an impressive open-plan area with defined living and cooking zones and a dual aspect outlook. The stylish living zone is well-proportioned and features bifold doors opening to the garden, offering plenty of natural light in this room and increased entertaining space. The kitchen offers sleek, gloss wall and base cabinets with integrated appliances and attractive focus lighting above the dining area.

## Utility

6'5" x 6'4"

This area, adjoining the kitchen zone, offers integrated appliances and additional storage coordinating with the kitchen cabinets.

## WC

A practical, ground floor facility with a white washbasin and WC.

## Bedroom

12'3" x 10'2"

This is a spacious double bedroom with in-built storage, carpeted flooring, neutral décor, an en suite and a front aspect view.

## En-suite

10'2" x 4'9"

This modern shower room features a large walk-in shower enclosure, washbasin and WC with stylish wall and floor tiling.

## Bedroom

11'5" x 9'1"

This is a second well-proportioned double bedroom with in-built storage, carpeted flooring, neutral décor and a front aspect view.

## Bedroom

8'1" x 7'11"

The neutrally decorated third bedroom currently purposed as a home office, enjoying carpeted flooring and views over the garden.

## Bathroom

7'1" x 5'6"

The modern family bathroom offers a white three-piece bathroom suite with vanity sink and basin and shower with screen over the bath.

## Garage

20'5" x 9'8"

There is a large integral garage with access both from inside the property and the driveway.

## Garden

This property is approached over an attractive front garden with lawn space on either side of a generous driveway for parking several vehicles. To the borders of the lawn, there is specimen planting and a side pedestrian gate accesses the rear garden. An integral garage provides additional parking and a storm porch covers the main entrance to the property. The rear garden is spacious and offers a large expanse of lawn space with raised decking offering two defined seating terraces.

## Disclaimer

1: MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## Greenbrook Drive, East Rainton, Houghton Le Spring Approximate Gross Internal Area 116 Sq M/1248 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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