



Holbrook Estate Agents are delighted to offer for sale this immaculate, extended, 3-bedroom detached family home in the quiet cul-de-sac of Oakwood, South Hetton (DH6). Situated in the highly sought-after Oakwood estate in South Hetton, this beautifully presented property offers spacious, modern living—perfect for families and commuters.

Comprising of extended open-plan kitchen and dining area, large living room with full media wall, fitted utility room, stunning Sunroom, 3 good sized bedrooms, family bathroom, ensuite, garage with remote door, driveway and off-street parking, front and rear gardens. This property is ideal for family life and entertaining and must be viewed.

Council Tax Band- D
EPC-TBA

Oakwood
South Hetton, County Durham, DH6

Offers Over:

£275,000

EPC Rating: TBA



Location:

Oakwood is a small residential cul-de-sac situated in the South Hetton area of County Durham (postcode DH6 2SE).

The property is a detached home in a quiet, low-crime, family-friendly, residential area. It offers, good access to major roads and nearby towns with typical suburban amenities within a short distance.

Directions:

From Seaham town centre, head south-west on the B1285 (Stockton Road), continue on the B1285 toward Murton, pass through Murton and follow signs for South Hetton, as you approach South Hetton, turn off the B1285 into the village, follow local signs/roads to the Oakwood estate residential areas, turn into the Oakwood estate.

Entrance Hall:

4.93 x 1.92

Composite entrance door with glazed full height side panel, designer graphite radiator, vinyl flooring, under stair storage cupboard, open plan stairs, spotlights.

Cloakroom:

1.80 x 0.88

Hand basin, w/c, vinyl flooring, extractor.

Living Room:

5.33 x 3.45

Double-glazed 3-part walk-in bay window, feature fire breast with inset electric fire, media wall including inset TV, laminate flooring, radiator.

Kitchen /Diner:

5.47 x 3.55

Double doors from living room, arch through to sunroom, double-glazed window, full range of newly fitted base and wall units, matching work surface and splash back, island breakfast bar, double electric oven, gas hob, chrome chimney extractor, composite sink, 2 designer graphite radiators, laminate flooring, spotlights.



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



Utility Room:

2.79 x 2.21

Double-glazed window and door leading to rear garden, full range of base and wall units, stainless steel sink, space for washing machine and dryer, vinyl flooring, door to garage.

Sunroom:

5.47 x 2.64

Double-glazed French doors with 2 full height side panels, 4 slimline full height windows, 3 Velux skylights, vinyl flooring, spotlights.

First Floor

Landing:

3.19 x 2.51

Double-glazed window, carpet.

Master Bedroom:

4.47 x 3.52

Double-glazed window, radiator, carpet, spotlights.

Ensuite Bathroom:

2.23 x 1.88

Double-glazed window, corner shower cubicle with bar shower, w/c, hand basin in alcove with work surface, fully panelled walls, tiled flooring, extractor, spotlights.

Bedroom 2:

3.41 x 3.18

Double-glazed window, radiator, carpet, spotlights.

Bedroom 3:

3.41 x 2.22

Double-glazed window, radiator, carpet, spotlights.

Bathroom:

2.89 x 1.91

Double-glazed window, panelled bath with screen, hand basin with vanity unit, w/c, part tiled walls, tiled flooring, extractor, radiator, spotlights.

External

Garage:

4.93 x 2.79

remote controlled electric door, sockets and lighting, boiler.

Front:

Double width block paved driveway, lawned and slate bed areas.

Side:

Gate to rear garden.

Rear:

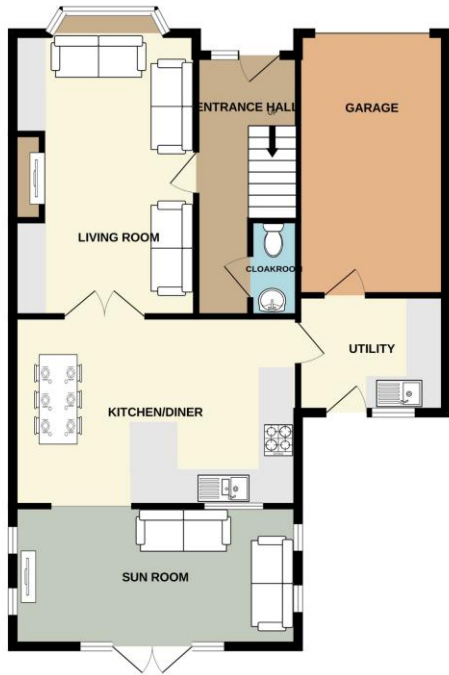
Paved patio area, retaining wall with steps, lawned and paved.

Disclaimer:

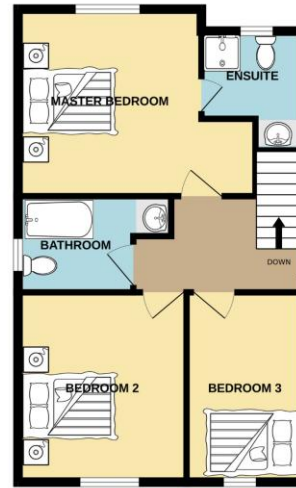
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services,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



GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1387 sq.ft. (128.9 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For additional information and full photo gallery please visit

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