



12 Ash Meadows

Picktree Village



12 Ash Meadows, Picktree Village, Washington, Tyne & Wear NE38 9HN

Substantial Detached Family Home Occupying a Fabulous Plot of 0.5 acres and Boasting Five Bedrooms, Two Bathrooms, Three Generous Reception Rooms, Open Plan Kitchen/Diner, Leisure Suite with Swimming Pool, Detached Double Garage, Off Street Parking for Multiple Vehicles and Impressive South Facing Garden!

This fabulous property enjoys a private position at the end of the cul-de-sac on the highly desirable Ash Meadows, Picktree Village. Ash Meadows offers a selection of executive homes, situated next to Lord Lambton's estate, and understood to have been built roughly 40 years ago.

The location offers convenient access to the A1 providing strong commuter links to Durham and Newcastle City centres as well as Newcastle International Airport. Chester-le-Street and Washington town centre are situated nearby, with their wide range of shops, cafés and restaurants, amongst many other amenities.

Offering in excess of 3,700 sq/ft, the internal accommodation comprises: Entrance vestibule | Spacious entrance hallway with staircase leading up to the first floor | Ground floor WC | Cloaks cupboard | Highly impressive full depth sitting room offering dual aspect views | Dining room positioned to the front of the property | Snug/sitting room to the rear with direct access onto the gardens | Open plan kitchen/diner with a range of integrated appliances | Utility room.





Access from the sitting room is granted onto the leisure suite which houses the swimming pool, sauna and shower.

The staircase then leads up to the first floor landing and onto five bedrooms | The principal bedroom enjoys a large double room to the rear, with access onto its own ensuite bathroom/wc | Bedrooms two, three and four are further double rooms | Bedroom five is a single/study Contemporary family bathroom with four piece suite.

Externally, the property is approached via a block paved driveway, offering off street parking for multiple vehicles to the front | Detached double garage with garden room to the rear | Impressive wraparound gardens, laid predominantly to lawn with paved patio terrace to enjoy the southerly aspect.

Well presented throughout, and offered to the market with no onward chain, early viewings are strongly encouraged to truly appreciate the size of accommodation on offer in this wonderful family home!

Services: Mains gas, electricity, water and drainage | Tenure: Freehold | Council Tax: Band G | EPC Rating: B

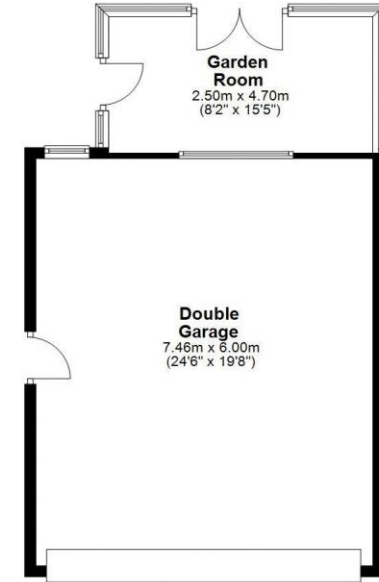
Price Guide: Offers Over £1,000,000



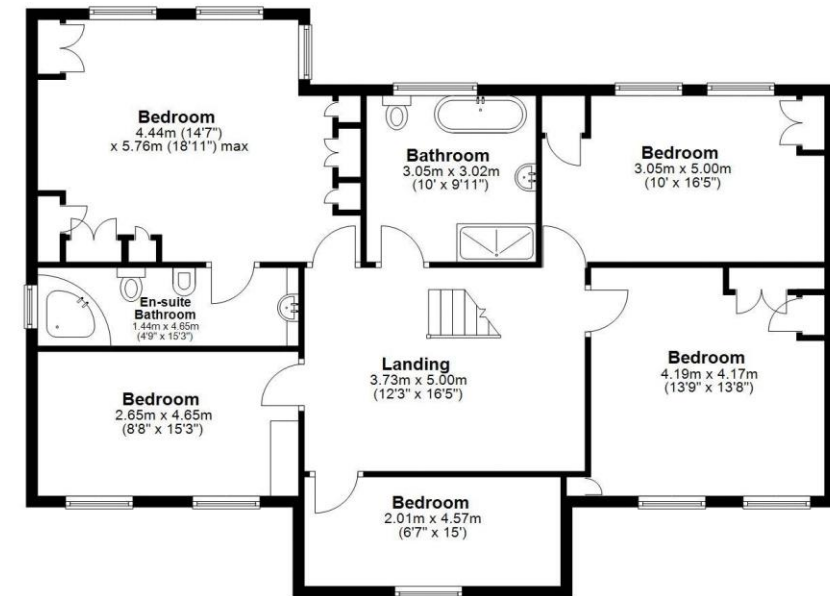
Ground Floor
Approx. 229.9 sq. metres (2474.9 sq. feet)



Garage & Garden Room
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 97.3 sq. metres (1053 sq. feet)



First Floor
Approx. 116.7 sq. metres (1256.5 sq. feet)



Main area: Approx. 346.7 sq. metres (3731.4 sq. feet)
Plus garages: approx. 97.3 sq. metres (1053 sq. feet)

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rare!

From Sanderson Young

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