

SIGNATURE

NORTH EAST

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 The Fairway, Washington NE37 1NF

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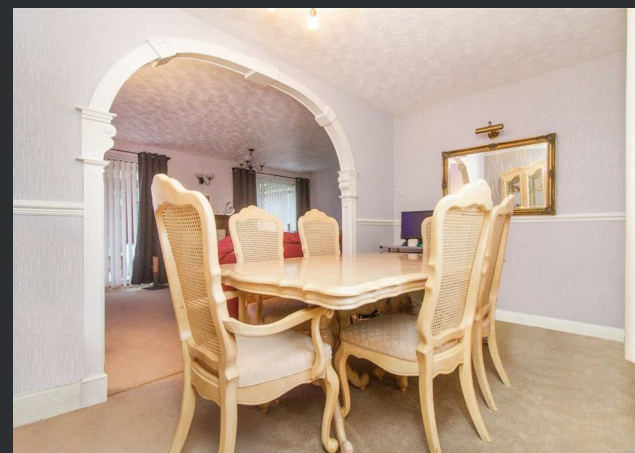
Offers Over £355,000

Signature North East welcomes you to The Fairway, Washington—an inviting 3-bedroom detached bungalow situated in a vibrant neighbourhood. This area perfectly balances urban convenience with suburban tranquillity. Families will appreciate the proximity to reputable schools, green spaces, and parks, promoting outdoor activities and a healthier lifestyle. Golf enthusiasts will love the close proximity to the local golf course. Reliable public transport links and major road networks ensure easy commuting to neighbouring towns, with seamless access to the A1 and A19 for further travel.

As you step inside, the hallway leads to a welcoming living room featuring a fireplace—an ideal spot to relax with loved ones. Sliding doors open into the conservatory, offering an additional sitting area with beautiful garden views. The open-plan layout flows effortlessly into the dining room, perfect for formal gatherings, while the kitchen/dining area provides a more relaxed setting for everyday meals. The kitchen boasts ample wall and base units for storage, generous counter space for meal preparation, and direct outdoor access to the rear garden.

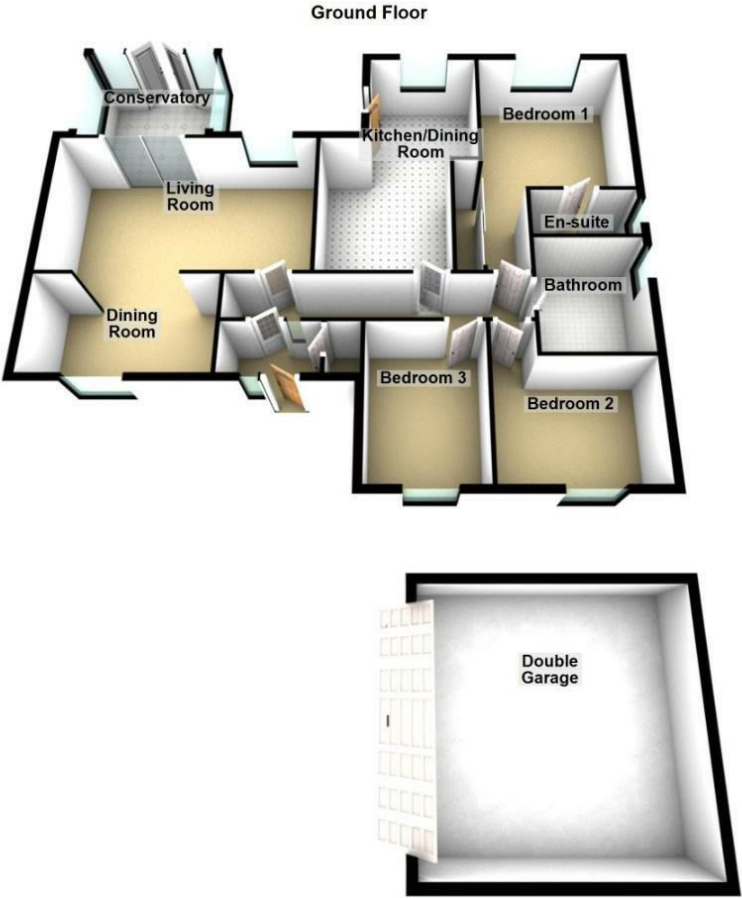
On the opposite side of the property, three well-appointed bedrooms offer a peaceful retreat. The principal bedroom benefits from fitted wardrobes and an en-suite with a walk-in shower. Bedrooms two and three, both doubles, provide versatile spaces for guests, a home office, or children's rooms. The family bathroom, complete with a bathtub, is conveniently located to serve the additional bedrooms and visiting guests.

Outside, the rear garden is a spacious haven for outdoor enjoyment. A charming pond, mature vegetation for privacy, a footpath, and a lush lawn create a picturesque setting for nature lovers. A patio area provides the perfect space for outdoor furniture and al fresco dining. For parking, the double garage accommodates two vehicles or additional storage, while the driveway offers space for up to four cars.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.


PROPERTY FLOORPLAN

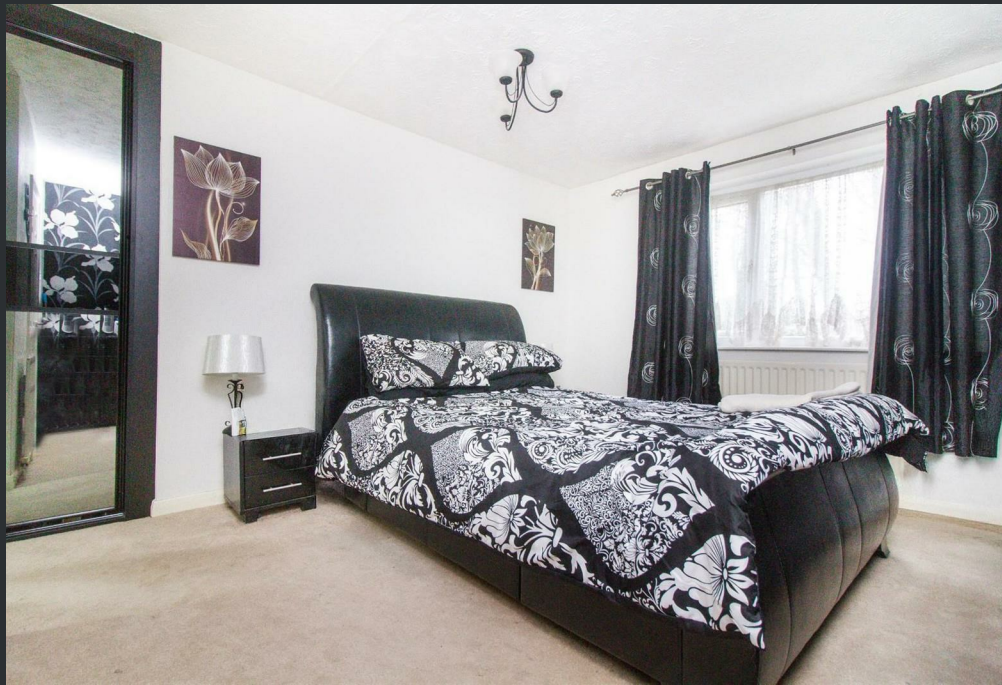


Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

- Living Room
19'7" x 11'8"
- Dining Room
13'3" x 7'8"
- Kitchen / Dining Room
19'7" x 9'9"
- Conservatory
9'9" x 8'1"
- Bedroom One
19'7" x 11'3"
- En Suite
7'10" x 3'10"
- Bedroom Two
11'8" x 11'3"
- Bedroom Three
11'8" x 8'3"
- Bathroom
9'2" x 7'10"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	68	
(55-68) 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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