





- Popular Location
- Corner Plot
- Orangery
- En-Suite
- Council Tax Band *E*
- Detached Home
- Double Garage
- Four Bedrooms
- Freehold
- Call For More Information





** Video Tour on our YouTube Channel | <https://youtu.be/zzRSdE4sTUC> **

This charming four-bedroom detached house located in a sought-after residential area in Washington, is a true gem waiting to be discovered. The beautifully presented property occupies a corner plot and offers a perfect blend of comfort and style.

Upon entering, you are greeted by an inviting hallway leading to a downstairs WC, a spacious lounge with a bay window allowing natural light to flood the room, and a modern fitted breakfasting kitchen complete with built-in appliances and a centre island. The kitchen seamlessly flows into a lovely conservatory, offering a tranquil space to relax and enjoy the views of the rear garden.

Upstairs, you will find four well-appointed bedrooms, with the main bedroom boasting an en-suite for added convenience. A modern four-piece family bathroom WC caters to the needs of the household. The property is also equipped with gas central heating and double glazing, ensuring warmth and energy efficiency.

Externally, the house boasts gardens to the front, side, and rear, with patio and lawned areas; perfect for al fresco dining or simply unwinding outdoors. A double driveway leads to the double garage with electric doors, providing ample parking space.

Conveniently located near excellent transport links, the George Washington Hotel, and golf course, this property offers not just a home but a lifestyle. Don't miss the opportunity to make this delightful house your own and experience the best of what this desirable area has to offer.

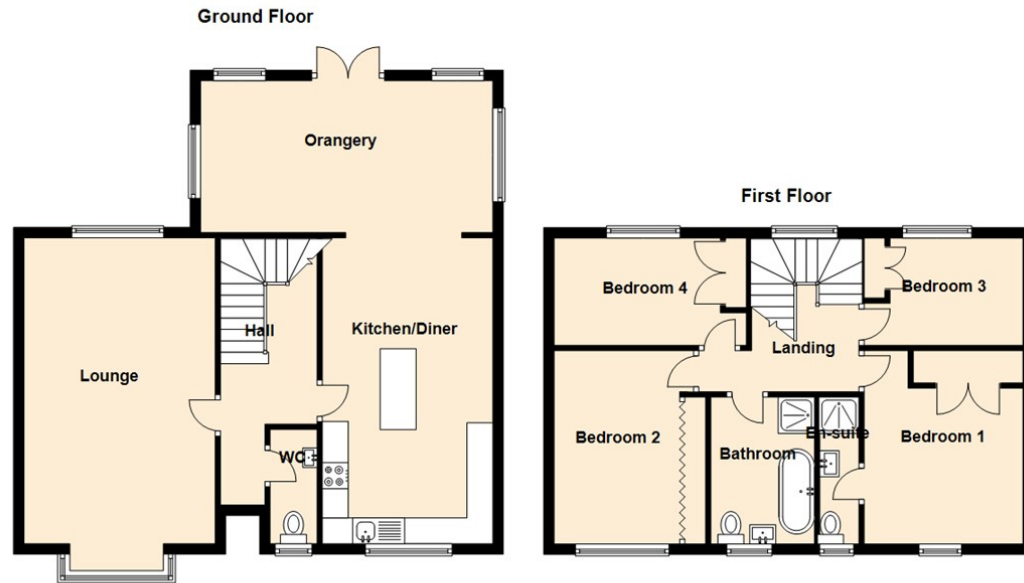
For more information and to book a viewing please call 0191 487 0800.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *E*.





Lounge 11'11" x 19'6" (3.65 x 5.95)

Kitchen Diner 10'7" x 19'3" (3.25 x 5.87)

Orangery 9'6" x 17'10" (2.92 x 5.44)

Bedroom One 10'1" x 12'2" (3.08 x 3.73)

Bedroom Two 10'6" x 12'2" (3.22 x 3.72)

Bedroom Three 7'1" x 12'9" (2.17 x 3.91)

Bedroom Four 7'1" x 12'2" (2.17 x 3.72)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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