



## 4 Ballston Close, Washington, NE38 8LT

£375,000

We are delighted to bring to the market this stunning four bedroom detached home which has undergone some high-quality refurbishment, marrying modern comforts with classic charm. As you enter the hallway is adorned with stylish paneling, you are greeted by a ground floor w.c., access to ground floor rooms via stylish crittall style internal doors and a staircase leading to the first floor. The lounge boasts a cosy log burner and French doors that open to the rear garden, offering a seamless indoor-outdoor living experience. The heart of the home is the spacious kitchen that flows effortlessly into a dining area and further extends into a sunroom with French doors leading to the garden. Adjacent to the kitchen is a convenient utility room. Upstairs, the property features four generously sized double bedrooms, including a luxurious master bedroom with an en-suite bathroom showcasing a freestanding bath, floating sink and elegant brass fittings. Two of the bedrooms are equipped with fitted wardrobes. A stylish shower room with a double shower enclosure, floating sink and stylish brass accessories, finished off with terrazzo style tiles. This home offers modern amenities including gas central heating with a newly installed boiler, solar panels, and double glazing, ensuring energy efficiency and comfort. Parking is made convenient with a driveway and double garage. The rear of the property presents an enclosed garden predominantly laid to lawn, complemented by patio areas and a pergola, providing the perfect setting for outdoor enjoyment and relaxation. The home also benefits from under floor heating in the kitchen/dining room, sun room and second bedroom. This property epitomizes refined living and is ready to welcome new homeowners seeking both elegance and practicality. This is truly a beautiful home that requires an internal viewing to fully appreciate the size and standard of accommodation on offer here in this stylish home. FREEHOLD.



## ENTRANCE HALLWAY



## GROUND FLOOR W.C.



## LOUNGE

17'9" x 11'2" (5.43 x 3.42)



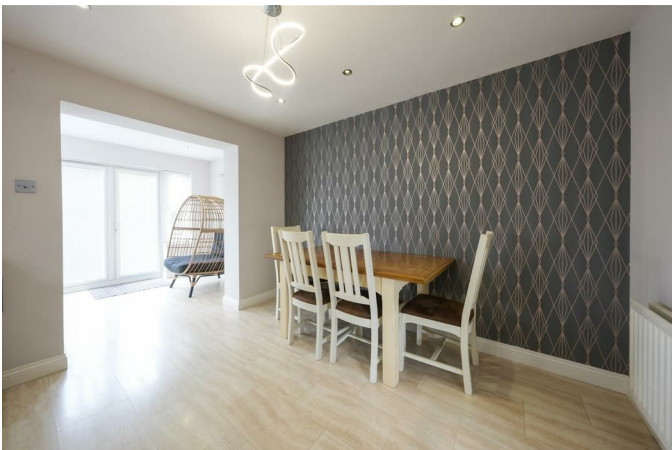
## KITCHEN / DINING ROOM

21'7" x 11'3" (6.60 x 3.44)



## SUN ROOM

10'1" x 7'8" (3.09 x 2.34)



## UTILITY



## ACCOMMODATION FIRST FLOOR



## BEDROOM ONE

15'3" x 11'8" (4.65 x 3.58)



## EN SUITE



## BEDROOM TWO

10'9" x 12'9" (3.28 x 3.91)



## BEDROOM THREE

10'11" x 10'5" (3.35 x 3.19)



## BEDROOM FOUR

11'0" x 7'2" plus wardrobe (3.36 x 2.20 plus wardrobe)



## FAMILY SHOWER ROOM / W.C.



## EXTERNAL



## GARAGE

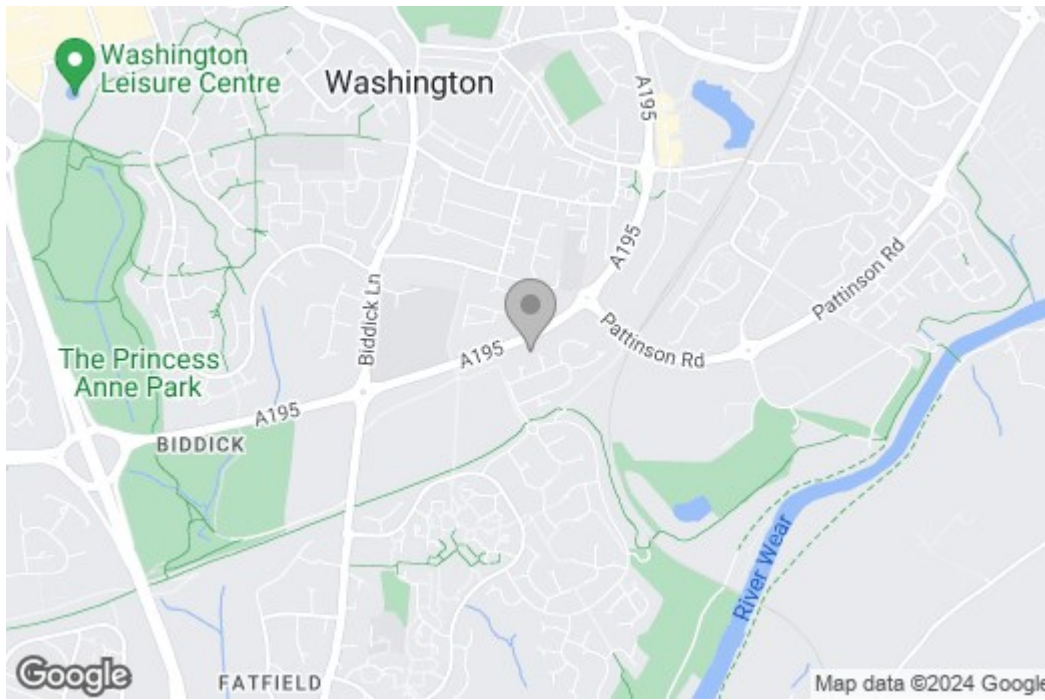
### Property disclaimer

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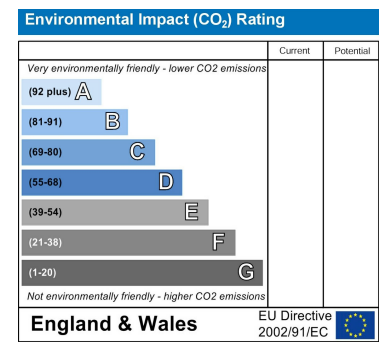
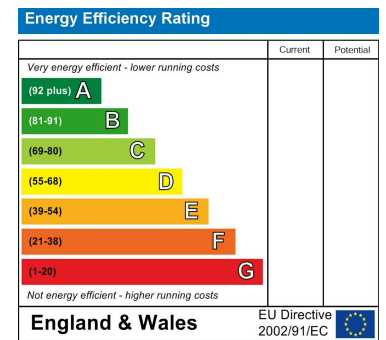


# Floor Plan

## Area Map



## Energy Efficiency Graph



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