



2 Danbury Close, Washington, NE38 8FA

Offers Over £320,000

Welcome to this charming detached house located in the sought-after Danbury Close, Washington. This lovely property boasts a light and airy living room, perfect for entertaining guests, along with four spacious bedrooms and two bathrooms, providing ample space for a growing family. As you step inside, you are greeted by a bright living room featuring a bay window that overlooks the front aspect, allowing natural light to flood the space. The dining kitchen is a true highlight, complete with integrated appliances and French doors that open onto the beautifully landscaped rear garden, perfect for enjoying al fresco meals during the warmer months. The first floor is home to the main bedroom, which comes with built-in wardrobes and an en-suite bathroom for added convenience. Additionally, there are three more well-proportioned bedrooms and a family bathroom, ensuring everyone has their own space. Outside, the rear garden is a true oasis, with a lush lawn and a raised decked sun terrace, ideal for relaxing or hosting outdoor gatherings. This property is truly a gorgeous family home that offers both comfort and style. Don't miss the opportunity to make this house your own and enjoy the peaceful surroundings of Danbury Close. Contact us today to arrange a viewing and take the first step towards owning this wonderful property. FREEHOLD

FRONT ENTRANCE HALLWAY



GROUND FLOOR W/C



LIVING ROOM

17'9" into bay x 12'5" (5.42m into bay x 3.80m)



FIRST FLOOR LANDING



DINING KITCHEN

19'0" x 15'6" (5.80m x 4.73m)



MAIN BEDROOM

12'5" x 12'0" (3.79m x 3.67m)



UTILITY ROOM

7'3" x 5'3" (2.21m x 1.61m)



EN-SUITE SHOWER ROOM



BEDROOM TWO

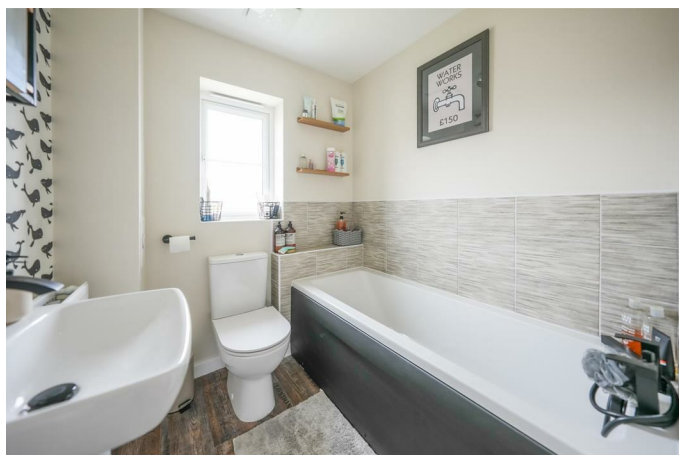
12'4" x 9'2" (3.76m x 2.81m)



statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

FAMILY BATHROOM

7'3" x 6'1" (2.22m x 1.86m)



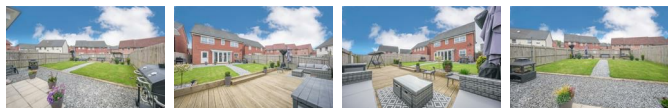
BEDROOM THREE

12'0" x 8'9" (3.66m x 2.68m)

BEDROOM FOUR

11'2" x 8'8" (3.41m x 2.66m)

EXTERNAL



MATERIAL INFORMATION

FLOOD RISK - Low risk

LOCAL AUTHORITY - Sunderland

BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

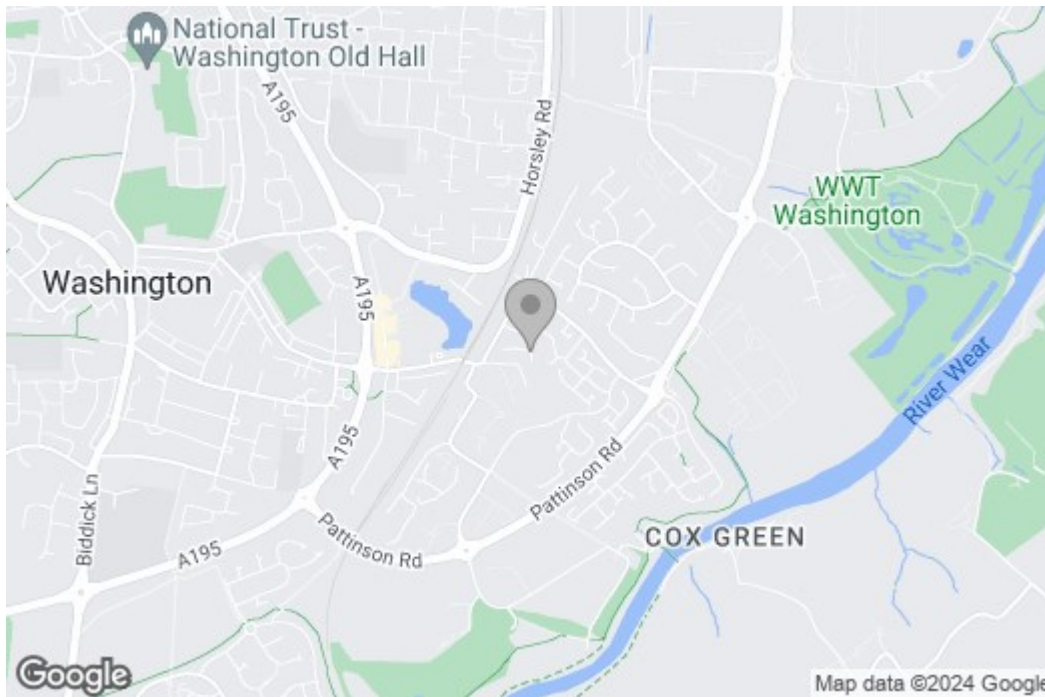
MOBILE COVERAGE - EE, Vodafone, Three, O2

Property disclaimer

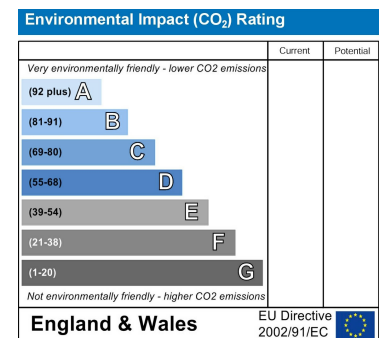
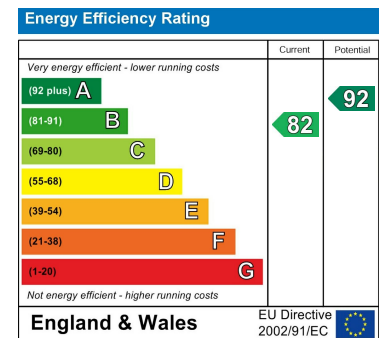
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.