

**STUART  
EDWARDS**



**Fieldfare Close**  
Washington NE38 0DQ

- DETACHED BUNGALOW
  - 3 BEDROOMS
  - FITTED KITCHEN
- GARAGE & LARGE BLOCK PAVED DRIVEWAY
  - GARDENS FRONT, SIDE AND REAR
- SITUATED ON IN A PROMINENT CUL-DE-SAC POSITION
  - 2 RECEPTION ROOMS
  - WET ROOM AND BATHROOM
    - GARAGE
  - RARE TO THE MARKET

**£300,000**







## FULL DESCRIPTION

Detached bungalow, prominently positioned at the head of a cul-de-sac on a large plot.

Rare to the market this exceptional property is available with early vacant possession and no onward chain.

With a spacious and well planned internal layout, the property comprises: entrance lobby, inner hallway leading to the lounge, separate dining room, extensively fitted kitchen, useful utility room, master bedroom with en-suite wet room, a further 2 bedrooms and bathroom.

Externally there's a large block paved driveway providing off road parking for several cars, an attached garage and established gardens to three sides of the property with a paved patio area.

Well maintained the property has gas central heating and UPVC double glazing.

A great range of amenities are close by with good transportation links also being within easy reach.

Viewings are highly recommended to appreciate the accommodation on offer.

## ENTRANCE LOBBY

Radiator.

## INNER HALLWAY

Airing cupboard, cloaks cupboard, radiator and all rooms leading off.

## LOUNGE

17'5" x 10'11"

French polished feature fire surround with marble hearth and inset electric fire, radiator and two wall light points.

## DINING ROOM

11'6" x 8'10"

Double radiator and UPVC double glazed patio doors to the garden.

## KITCHEN

11'0"4" x 8'2"

Extensively fitted kitchen with a range of wall and floor units and laminate worktops with inset sink and drainer unit with mixer tap, tiled splashbacks, cooker point, chrome sockets, dishwasher, ceramic tiled flooring, spot lighting and ceramic tiled flooring.



## UTILITY ROOM

Range of wall and floor units with laminate worktops and inset sink and drainer unit with mixer tap. Tiled splashbacks, chrome sockets, spot lighting, ceramic tiled flooring and plumbed for automatic washing machine and dryer. Upvc rear entrance door leading to garden.

## BEDROOM 1

17'6 x 14'8

Radiator and a range of fitted wardrobes.

## BEDROOM 2

12'9 x 9'2

Radiator and a range of fitted wardrobes.

## BEDROOM 3

8'6 x 9'7

Radiator and fitted wardrobe.

## WET ROOM

Low level wc, vanity unit with inset wash hand basin, mains fed shower, fully tiled walls and flooring, laminate ceiling and chrome heated towel rail.

## BATHROOM

Low level wc, vanity unit with inset wash hand basin, shower cubicle, fully tiled walls and flooring, laminate ceiling, shaver socket and chrome heated towel rail.

## ATTACHED GARAGE

With remote controlled doors, power, lighting and water.

## LARGE BLOCK PAVED DRIVEWAY

Providing off road parking for several cars.

## GARDENS

Established gardens to the front, side end rear of the property with laid lawns, patio area, mature plants, shrubs and trees.

## Freehold

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.



### Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

### Property Portals

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### Free Valuation!

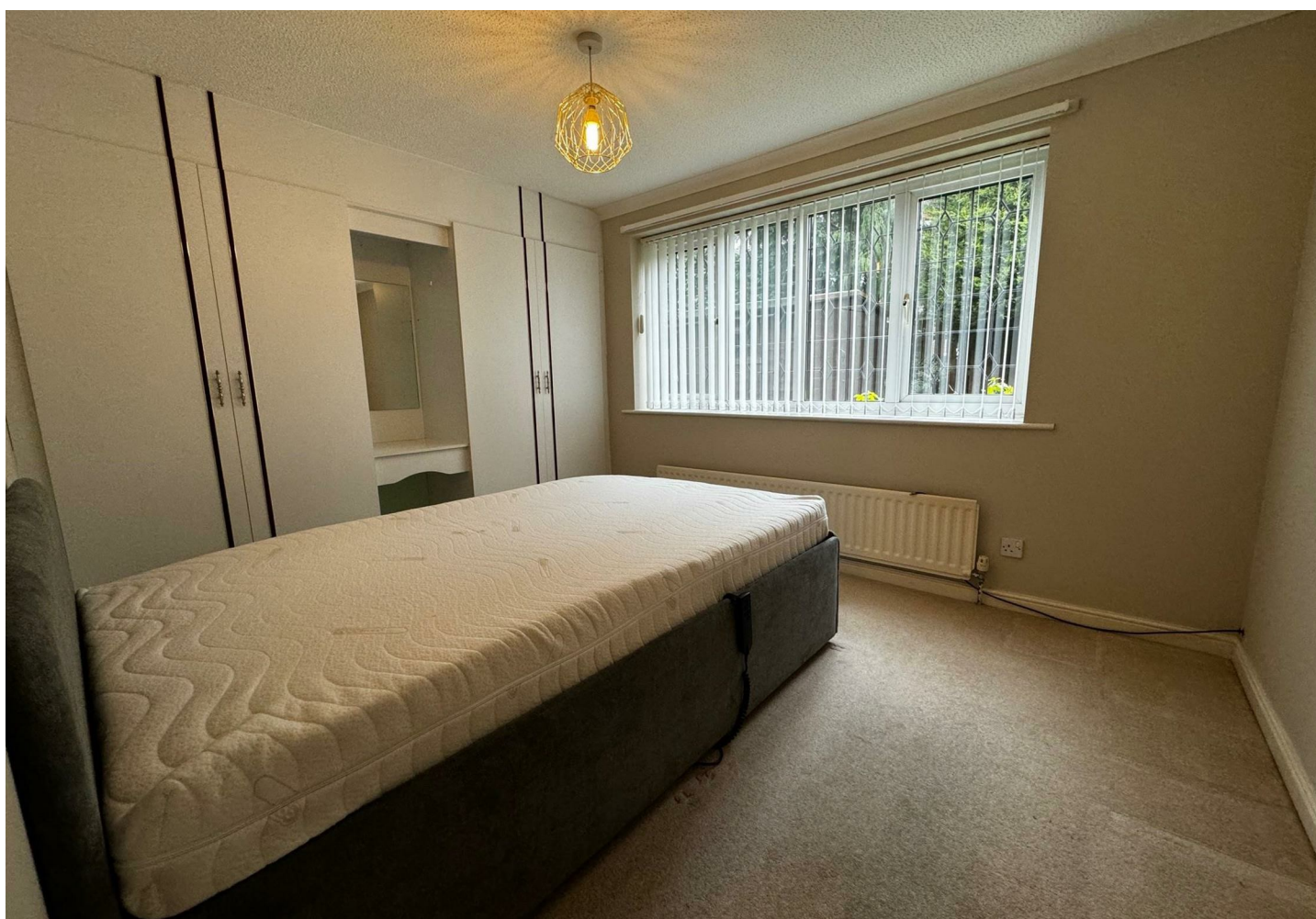
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If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

### Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

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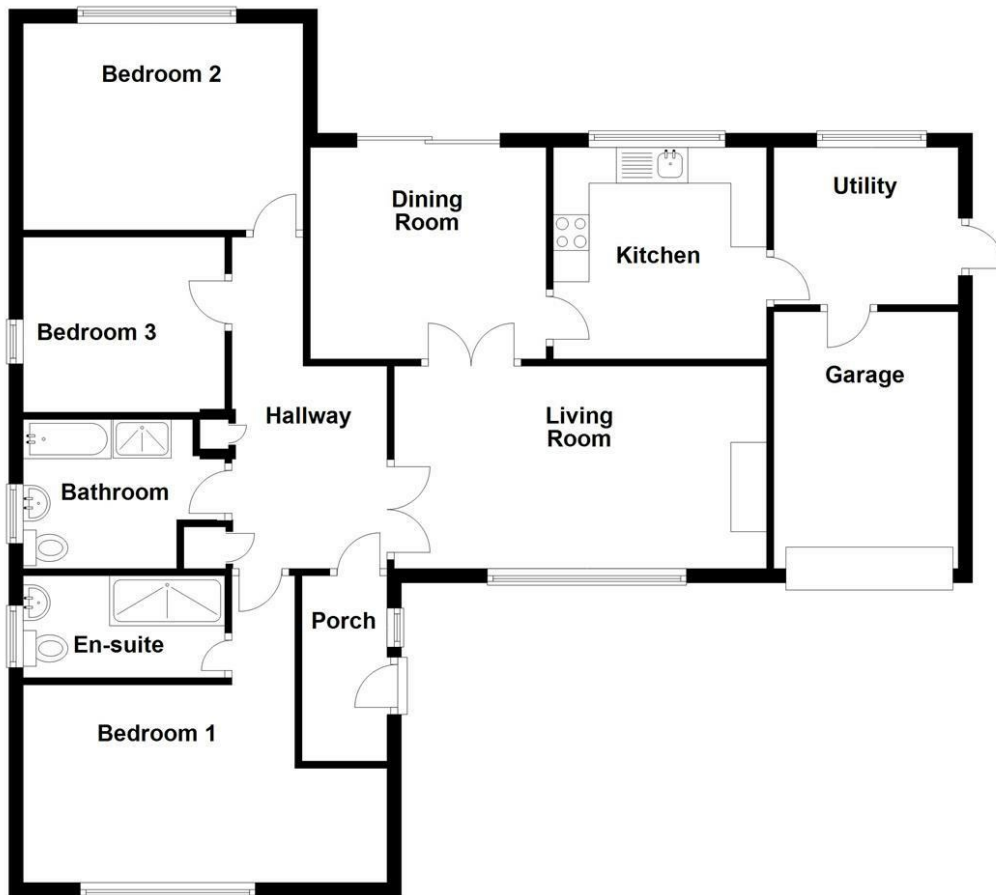




Council Tax Band: D  
EPC Rating: D

### Ground Floor

Approx. 104.7 sq. metres (1127.4 sq. feet)



Total area: approx. 104.7 sq. metres (1127.4 sq. feet)

1 & 2 Blue Coat Buildings, Claypath,  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.