



**Peareth Hall Road**

Washington NE37 1NR

**Offers In Excess Of £430,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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. Intending purchasers 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# Peareth Hall Road

Washington NE37 1NR



Nestled on the picturesque Peareth Hall Road in Washington, this exceptional bespoke bungalow is a true gem that should not be overlooked. Boasting stunning and extensive views over Newcastle and the surrounding areas, this property offers a unique blend of luxury and comfort.

The bungalow is deceptively spacious, set on a large corner plot that provides ample outdoor space and privacy. It features three well-appointed reception rooms, including a delightful glass room that invites natural light, a generous lounge perfect for relaxation and an additional reception room that can serve various purposes. The superbly fitted white breakfast kitchen is equipped with built-in appliances, making it a joy for any culinary enthusiast.

This residence comprises four bedrooms, two of which share a luxurious Jack and Jill style bathroom, while the other two bedrooms benefit from en suite facilities, ensuring convenience and privacy for all occupants.

Additional features enhance the appeal of this remarkable property, including UPVC double glazing, a sophisticated Lutron lighting system, gas central

heating, and an intruder alarm system, providing both comfort and security. With parking available for several vehicles and a triple garage, this home is perfect for families or those who enjoy hosting guests.

This bungalow is truly a must-see, offering a rare opportunity to own a stunning property in a desirable location. We encourage you to arrange a viewing at your earliest convenience to fully appreciate all that this home has to offer.

Freehold  
EPC rating D  
Council tax band - Sunderland Council - to be confirmed

## ENTRANCE

## GLASS ROOM

27'6" x 9' (8.38m x 2.74m)

## RECEPTION ROOM

10'10" x 10' (3.30m x 3.05m)

## LOUNGE

27'1" x 14'4" (8.26m x 4.37m)

## BREAKFAST KITCHEN

20'3" x 8'11" (6.17m x 2.72m)

## INNER HALL

## BEDROOM 1

14'4" x 9' (4.37m x 2.74m)

## BEDROOM 2

12'8" x 11'6" (3.86m x 3.51m)

## JACK AND JILL BATHROOM/SHOWER/WC

## BEDROOM 3

13'2" x 9'4" (4.01m x 2.84m)

## EN SUITE

## BEDROOM 4

11'10" x 11' (3.61m x 3.35m)

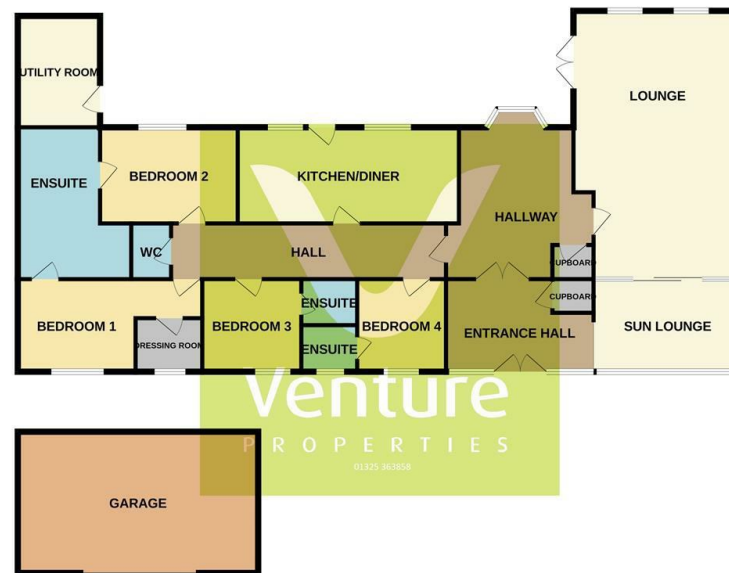
## ENSUITE

## WC

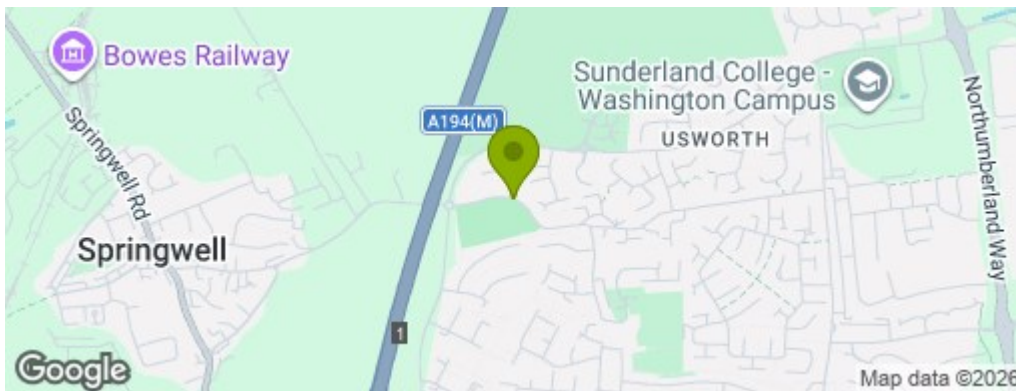
## OUTSIDE

## TRIPLE GARAGE

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 12/20



## Property Information

**0191 372 9898**

Suite 6, 15 North Burns, Chester-le-Street, County Durham, DH3 3TF  
[sales.cls@venturepropertiesuk.com](mailto:sales.cls@venturepropertiesuk.com)