



5 Bedrooms

Immaculate Family Home With No Onward Chain! Jill Moore Select Properties are thrilled to present this immaculate five double bedroom detached property, which benefits from a very generously sized plot within the highly popular and exclusive High Generals Wood estate. Boasting five spacious ground floor reception rooms and a large private well maintained garden with woodland backdrop and central heating throughout, this property certainly is a gem and is not to be missed! Early viewing is essential.

**7 Bramhall Drive, High Generals Wood,
Washington, NE38 9DE**

Asking Price:

£770,000

EPC Rating: C



Entrance Hall Enter through stylish double glazed composite door into welcoming hallway space with Karndean flooring, neutral walls, carpeted stairs leading to first floor and doors off to office, w/c, lounge, dining room, kitchen and large storage cupboard with shelving.

Lounge 25'7" x 13'11" (7.8m x 4.24m). The beautifully presented lounge is flooded with natural light from the large dual aspect double glazed windows and offers neutral walls and Amtico floors, and French doors open out into the rear garden.

Dining Room 13'11" x 13'1" (4.24m x 4m). The spacious dining space is complete with neutral carpet flooring, two double glazed windows looking out over the front aspect of the property, doorway into kitchen and internal double doors open into the hallway.

Office/Study 11'11" x 9'4" (3.63m x 2.84m). The office space is a very good size, complete with bespoke fitted desk/storage units, neutral carpet flooring, and large double glazed window which looks out into the fabulous rear garden.



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Kitchen 25' x 11'10" (7.62m x 3.6m). The amazing breakfasting kitchen/diner area has recently been updated, benefitting from a range of high gloss base and wall units providing ample storage space and housing all integrated appliances such as hob, extractor unit, double oven/grill/microwave, fridge/freezer and dishwasher.

Utility Room 9'5" x 6'9" (2.87m x 2.06m). The utility room offers matching high gloss base and wall units to the kitchen, allowing for the modern and sleek look to flow throughout the property, providing storage space and plumbing/space for washer and dryer.



Family Room 10'10" x 9'5" (3.3m x 2.87m). The additional reception room to the rear of the property is filled with natural light from the large double glazed window and double glazed French doors which open up into the beautiful rear garden. Neutral walls, carpet to the floor and radiator also feature.

Master Bedroom 13'11" x 13'6" (4.24m x 4.11m). Flooded with natural light from the large double glazed windows, the stunning master bedroom is beautifully presented with neutral walls, carpet to the floor, open plan dressing area with built in storage space and has access to its own full en-suite.



En-suite The recently upgraded master en-suite is complete with neutral tiled walls and floors, double glazed window, toilet, hand wash basin, w/c and large walk in double shower.

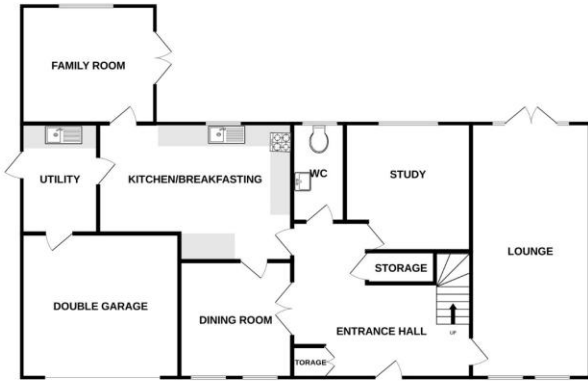
Family Bathroom The spacious family bathroom is complete with large bath, separate walk in shower cubicle, hand wash basin, fully-tiled walls and floors, toilet, double glazed window.

Jack & Jill En-suite The recently upgraded en-suite is complete with neutral tiled walls and floors, hand wash basin, w/c and large walk in double shower.



Bedroom 2 The second double bedroom is perfectly finished with neutral decor, carpet to the floor, bespoke built in wardrobe space/storage, double glazed windows looking out over the front aspect of the property and has access to a full en-suite.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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