



4 Bedrooms

Exclusive & Private Gated Plot! This impressive four bedroom detached family home, in the highly popular and quiet area of Kinlet, Teal Farm, is welcomed to the sales market by Jill Moore Sales & Lettings. Boasting a very generously sized plot, amenities on the doorstep and large conservatory space to the rear, this property combines spacious family living with the perfect location. Viewings are a must!

9 Kinlet, Teal Farm, Washington, Tyne and Wear, NE38 8TS

Asking Price:

£495,000

EPC Rating: To be
confirmed



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Entrance Hall Enter through uPVC double glazed door into a welcoming hallway complete with neutral walls, tiled flooring, staircase leading to first floor, radiator and doors off to lounge, w/c and kitchen/diner.

W/C The w/c features hand wash basin, w/c, double glazed window, neutral walls and radiator.

Lounge The spacious lounge offers ample natural light from the large double glazed window looking out over the front aspect of the property, and features neutral walls, radiator and double internal doors into the sun room.



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Conservatory/Sun Room The impressive sun room space is flooded with natural light from the large double glazed surrounding windows and offers double doors leading out into the rear garden.

Kitchen The good-sized kitchen/diner features neutral base and wall units providing ample storage space and house integrated appliances like fridge/freezer, hob and oven. Double glazed window looking out over the rear garden also features, along with double French doors.

Utility Room The utility room offers space/plumbing for washer/dryer, double glazed window and doors leading out into the garden and double garage.

Landing The first-floor landing space features double glazed window, carpet to the floor, neutral walls and doors off to bedrooms and bathroom.

Bedroom The fourth bedroom benefits from neutral walls and floors, double glazed window, built in wardrobe space and radiator.

Bedroom The third spacious bedroom offers neutral walls and floors, double glazed window looking out over the rear aspect of the property, radiator, and built in storage space.

Bedroom The second spacious double bedroom is complete with neutral walls and floors, double glazed window to the rear of the property and radiator.

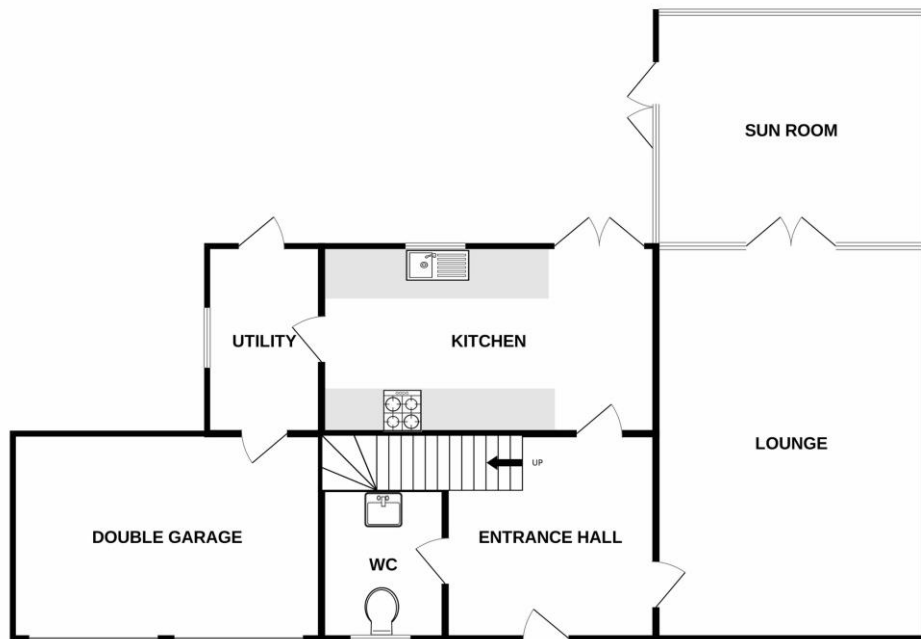
Master Bedroom The impressive master bedroom offers ample natural light from the large double glazed window looking out over the front aspect of the property, neutral walls and floors, radiator and has access to its own walk in wardrobe/dressing room space.

Bathroom The family bathroom features double glazed window, hand wash basin, w/c, towel rail/radiator, bath

External

Location The property is found within Teal Farm Village, a quiet and highly sought-after area of Washington, with shops, restaurants and pubs within walking distance. Well respected schools such as Biddick Academy and Fatfield Primary school are also just a short walk away. Teal Farm also benefits from superb woodland walks on it's doorstep, along the scenic River Wear and the C2C cycle route leads into Sunderland. These are perfect for dog walking/running/cycling. The property falls near a major bus route allowing for easy public transport links. Commuting into larger cities like Sunderland, Durham or Newcastle is also quick and easy via the A1/A1231/A19 roads close by.

GROUND FLOOR



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