



4 Bedrooms

Jill Moore Sales and Lettings offer this excellent opportunity to purchase this well-presented four-bedroom detached family home, offering generous living accommodation, excellent outdoor space and a range of highly desirable features.

The property benefits from a spacious master bedroom with its own en-suite shower room, providing a comfortable and private retreat, alongside

**24 Whittonstall, Washington, Tyne
and Wear, NE38 8PH**

Asking Price:

£440,000

EPC Rating: B



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The property benefits from a spacious master bedroom with its own en-suite shower room, providing a comfortable and private retreat, alongside three further well-proportioned bedrooms suitable for family living, guests or home working.

Externally, the property offers private off-road parking together with a double garage, providing ample space for vehicles, storage or hobbies.

To the rear is a particularly impressive extensive private garden, offering plenty of space for children to play, entertaining and relaxing. A large, versatile garden cabin provides an excellent additional space that could be used as a home office, playroom, gym, studio or man cave, depending on the new owner's requirements.

A charming pond with koi carp adds an attractive focal point to the garden and creates a peaceful outdoor setting.

This is a versatile and well-appointed family home, combining substantial accommodation with excellent parking, a generous private garden and valuable additional outside space.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

Council Tax Band-E

Location Whittonstall, Washington, Tyne and Wear, NE38 8PH is in the Fatfield area of Washington, within the aSunderland local authority area. Whittonstall is a residential street with around 27 properties.



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Overall, it is a residential location with good access to everyday shopping, schools, healthcare and local leisure facilities, while larger retail and transport hubs are a short drive away.

Entrance Hall Featuring a contemporary composite entrance door, creating an excellent first impression. The entrance hall benefits from a large understairs storage cupboard, stylish LVT flooring and a radiator with decorative cover. An attractive open-plan staircase rises to the first floor.

Cloakroom 2.03 x 1.10. Double-glazed window with louvered blind, wash hand basin and W/C. LVT flooring, part-tiled walls and radiator.

Lounge 5.93 x 3.54. Three-part double-glazed bay window with louvered blinds, allowing an abundance of natural light into the room. French doors provide direct access to the rear garden. Feature media wall with built-in log-effect electric fire, complemented by two stylish cast-iron designer radiators and fitted carpet.

Snug/Office 3.91 x 3.18. Double-glazed window with louvered blind, cast-iron radiator, carpet.

Kitchen 3.88 x 2.66. Double-glazed window, complemented by a comprehensive range of base and wall-mounted units providing ample storage. Integrated appliances include an electric oven, gas hob and extractor, with designated spaces for a dishwasher and tall fridge/freezer. Finished with stylish laminate flooring, radiator and recessed spotlights.

Dining area 2.39 x 2.24. Double-glazed window, laminate flooring and radiator, with a door providing access to the utility room.

Utility Room 2.36 x 1.66. Double-glazed window and door providing access to the rear garden. Fitted with a range of base and tall larder units, complemented by a single-bowl sink unit. Combi boiler and laminate flooring.

1st Floor

Landing 3.67 x 0.91. Double-glazed window with louvered blind, loft access and fitted carpet. The landing provides access to all bedrooms and the family bathroom.

Master Bedroom 3.74 x 3.00. Double-glazed window with louvered blind, two double wardrobes with built-in overhead storage, radiator and fitted carpet.

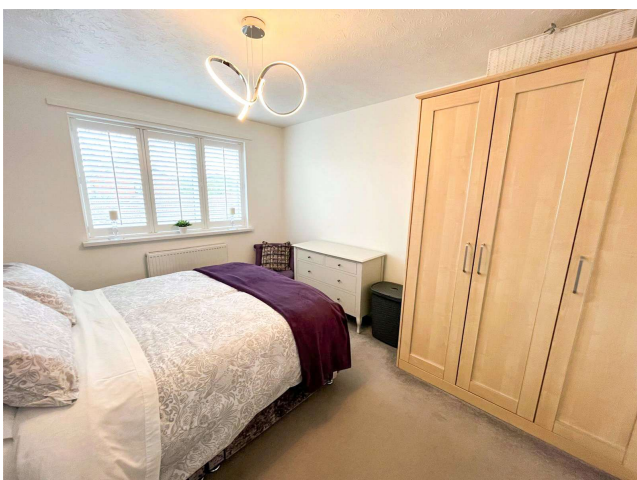
Ensuite Shower Room 2.72 x 1.07. Double-glazed window with louvered blind. Shower cubicle with bi-fold doors and electric shower, complemented by a comprehensive range of fitted vanity units and inset wash hand basin. Back-to-wall W/C with concealed cistern, fully tiled walls and flooring, heated by a radiator and finished with recessed spotlights.

Bedroom 2 3.72 x 3.22. Double-glazed window with louvered blind, double and single wardrobes, radiator and fitted carpet.

Bedroom 3 3.99 x 2.12. Double-glazed window, double wardrobes, radiator and fitted carpet.

Bedroom 4 3.65 x 2.12. Double-glazed window, radiator and fitted carpet.

Family Bathroom 2.73 x 1.98. Double-glazed window with louvered blind. Panelled bath with shower screen and electric shower, complemented by fitted vanity units with inset wash hand basin. Back-to-wall W/C with concealed cistern and built-in storage cupboard housing the hot water tank. Part-tiled walls, tiled flooring, radiator and recessed spotlights complete the room.





Total area: approx. 159.5 sq. metres (1716.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A	90 B	90 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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