



3 Bedrooms

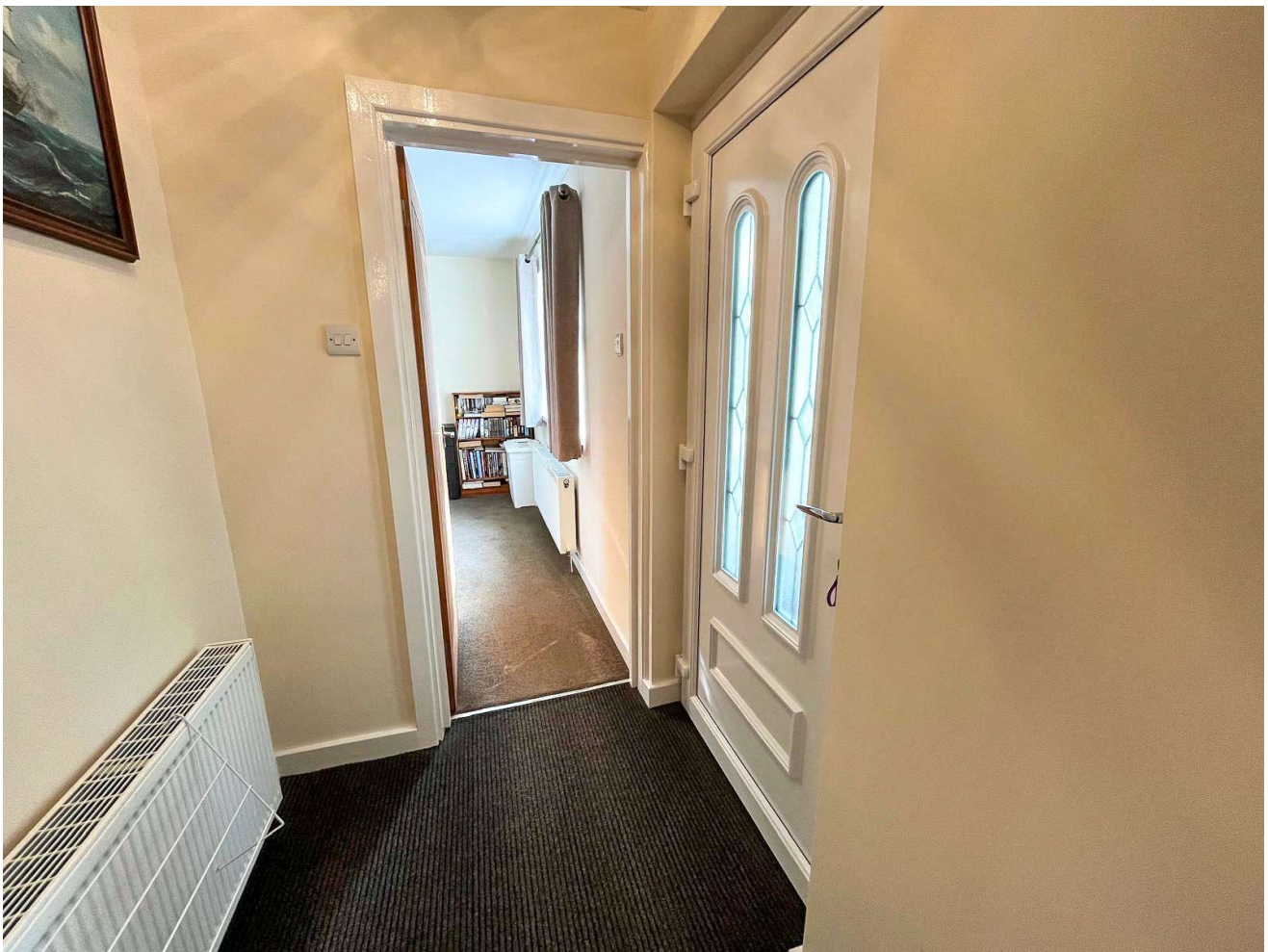
The Generals Wood in Washington A fantastic three-bedroom family home set in generous mature grounds, ready to move straight into with a comprehensive schedule of planned improvements already mapped out. Spacious, well-proportioned and bursting with potential, this is a rare opportunity to secure a property you can enjoy immediately while creating your perfect forever home with everything already planned and ready to go.

**44 The Generals Wood, Harraton,
Washington, Tyne and Wear, NE38 9BN**

Asking Price:

£530,000

EPC Rating: To be



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Entrance Hall Welcoming entrance with a double-glazed side window and entrance door, fitted welcome mat, and radiator. Leads to all main ground-floor rooms, triple glazing and solid hardwood doors throughout.

Kitchen Dining Room 24'8" × 10'11" (7.52m × 3.33m). Dual-aspect with two triple-glazed windows, bright and airy throughout. Fitted with wall and base units with granite worktops and matching upstands, plus a peninsular breakfast bar. Integrated double electric oven, 5-burner gas hob and a chimney extractor. Featuring space for a fridge/freezer & Dishwasher. A tall built-in larder cupboard, gas boiler neatly housed in a unit. Laminate flooring. Kept separate from the lounge — great for distinct living spaces.

Utility Room 7'11" × 6'11" (2.41m × 2.1m). Handy space with triple-glazed window and external side door. Purpose-built unit for the gas boiler, with laminated flooring. Room for an American-style fridge/freezer, washer/dryer and chest freezer. Two radiators, spotlights, and access to the loft.

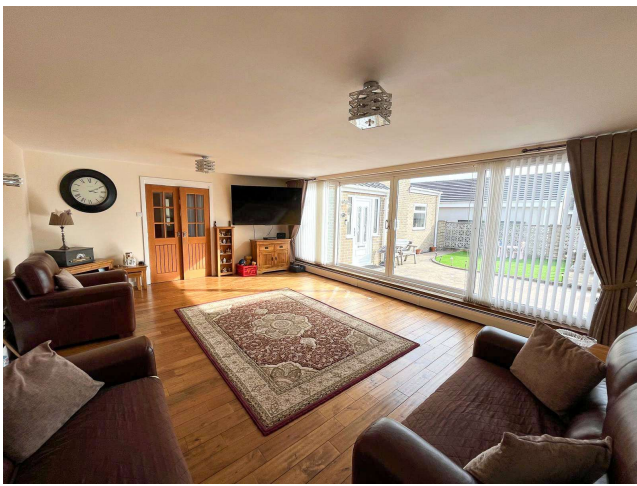
Cloakroom 7'9" × 6'2" (2.36m × 1.88m). A convenient WC with triple-glazed window, low-level flush WC, wall-hung corner basin with vanity, featuring laminated flooring and spotlights.

Master Bedroom 15'2" × 9'11" (4.62m × 3.02m). Dual-aspect main bedroom with two triple-glazed windows and two radiators. Featuring Carpeted flooring.



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En-suite Shower Room: Large walk-in shower with rainfall head, fully panelled walls and ceiling, LVT flooring, spotlights, radiator and triple-glazed window.

Bedroom Two 10'2" × 7'10" (3.1m × 2.4m). Rear-aspect bedroom with triple-glazed window, a radiator and full wall of sliding-door wardrobes. Carpeted.

Bedroom Three 12'8" × 10'2" (3.86m × 3.1m). Rear-aspect bedroom with triple-glazed window, radiator and range of fitted sliding-door wardrobes. Carpeted.

Bathroom 8'2" × 9'1" (2.5m × 2.77m). Rear-aspect bathroom with triple-glazed window, a radiator including an anthracite ladder-style design, tiled walls and ceiling, tiled walls and LVT flooring. Bath with rainfall shower over, wall-hung basin with vanity, low-level WC with vanity surround, extractor fan, shaving point and spotlights.

Garden Front Block-paved driveway, double width and depth, with plenty of off-street parking. The whole house has been repointed re-pointed and benefits from a new front porch.

To the side of the property: Featuring extensive patterned paving, mature shrub borders, external tap and power.

To the Rear: Featuring a patterned concrete patio, lawn, pathways, mature trees and shrubs. Solar panels with batteries and electric car charger.

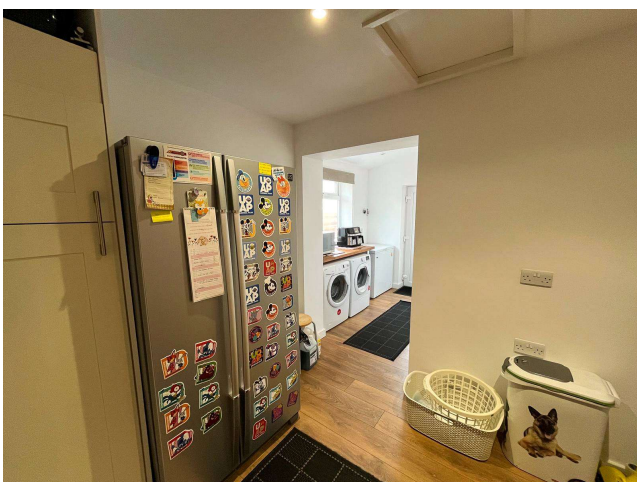
The Garage: An Impressive 4-bay double garage plus single section, concrete floor, power, light, work bench and has a Pitched roof

DISCLAIMER

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Tenure - Freehold

Viewing - By appointment through Jill Moore



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