



3 Bedrooms

This beautifully presented three-bedroom end-terrace home occupies a quiet, sought-after position in the popular Teal Farm area of Washington. Built in recent years and finished to an excellent standard throughout, the property combines modern design with thoughtful, practical living space across two floors. Benefits include gas-fired central heating, uPVC double glazing, an attractive landscaped frontage, off-street parking, and a stunning, professionally designed enclosed rear garden — ideal for both family life and entertaining. Early internal viewing is highly recommended to fully appreciate the quality, condition, and convenience this wonderful home offers.

**15 Danbury Close, Teal Farm,
Washington, Tyne and Wear,
NE38 8FA**

Asking Price:

£195,000

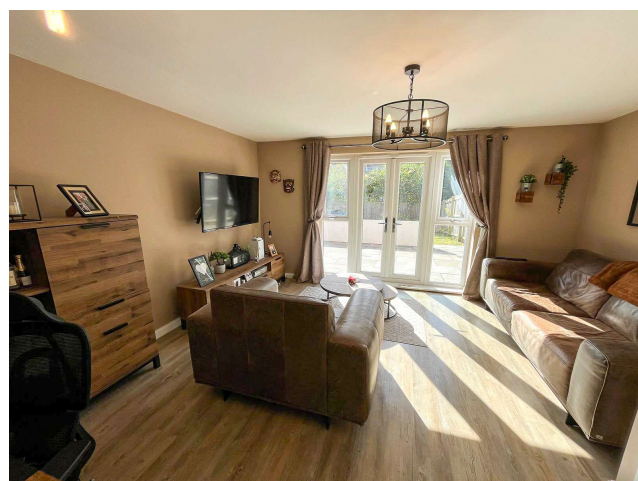
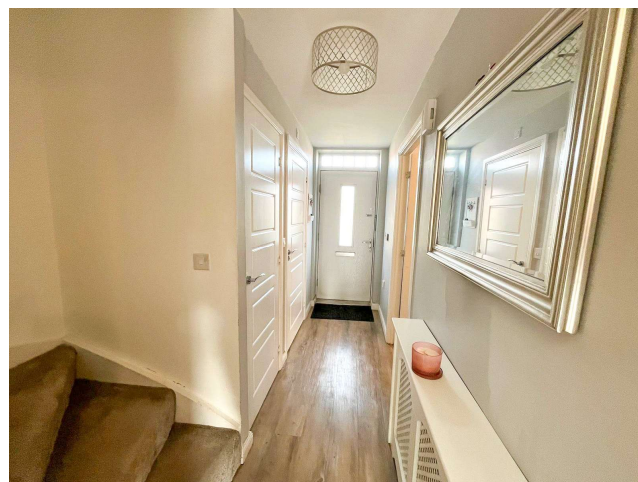
EPC Rating: B



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Entrance Hall The property is approached and entered through a welcoming entrance hallway, which sets the tone for the rest of the home. The hallway features stylish light-effect wood-effect flooring, a contemporary ceiling light fitting, and a large decorative mirror that adds both style and a sense of space. A purpose-built storage cupboard provides valuable everyday storage, and the carpeted staircase rises to the first floor. A radiator with decorative cover is fitted, and the space offers a practical and inviting introduction to the property.

Lounge This exceptionally generous reception room is bathed in natural light throughout the day, thanks to its dual-aspect orientation and large glazed doors to the rear. The walls are finished in warm neutral tones, complemented by high-quality wood-effect flooring that runs seamlessly through the space. Two radiators ensure comfortable heating, and the room is currently arranged as a comfortable living area with ample space for a variety of furniture layouts. The focal point to the rear is the set of



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full-height uPVC double-glazed French doors, which open fully to the garden terrace, creating a wonderful flow between indoor and outdoor living. A built-in under-stairs cupboard provides further excellent storage space.

Kitchen The well-appointed kitchen area is fitted with a comprehensive range of sleek, contemporary light-grey base and wall units, finished with durable dark wood-effect worktops and coordinating splashbacks. Integrated appliances include a gas hob with an electric oven below, a stainless steel extractor hood, a fridge-freezer and dishwasher. The sink area features a modern gooseneck mixer tap, and the window above overlooks the front of the property, allowing plenty of natural light into the workspace. The lighting is equally contemporary, with a striking multi-pendant ceiling light adding both style and illumination.

WC Completing the ground floor accommodation is a convenient and neatly finished WC. Fitted with toilet and a compact hand basin, the room is finished with easy-care laminate flooring, partial tiling, and an extractor fan for ventilation.

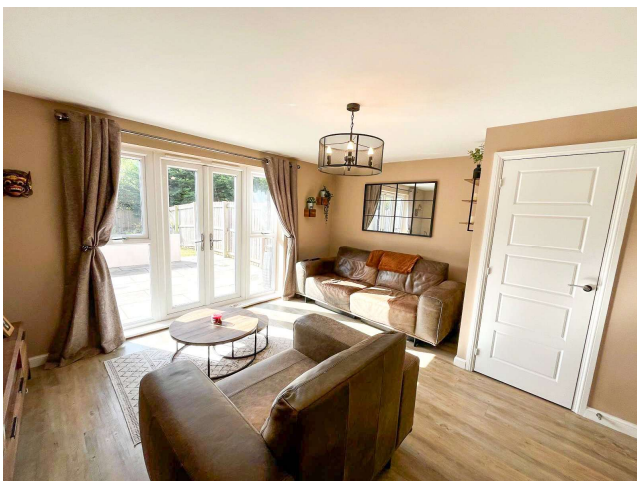
Landing The first-floor landing provides access to all three bedrooms and the family bathroom. It is finished in complementary neutral tones with wood-effect flooring, and features a built-in storage cupboard, ideal for all household items plus a radiator with decorative cover.

Bedroom One and En-Suite The spacious master bedroom is positioned to the rear of the property and is presented in immaculate order. Finished with crisp white walls and light wood-effect flooring, the room exudes a calm and airy atmosphere. The design is contemporary and stylish, with statement lighting, a uPVC double-glazed window is fitted with louvre blinds. This room also benefits from a private en-suite shower room, which comprises a modern walk-in shower enclosure, wall-hung hand basin, low-flush toilet, stylish tiling, spotlights, and an extractor fan.

Bedroom Two This well-proportioned second bedroom is situated to the front of the home. It features a uPVC double-glazed window fitted with louvre blinds, a radiator and light wood-effect flooring throughout. The room is bright, quiet, and versatile. Equally suited as a comfortable child's bedroom, a generous guest room, or a peaceful home study or workspace.

Bedroom Three Positioned to the rear of the property, the third bedroom is another well-sized and versatile space. It is fitted with a uPVC double-glazed window with louvre blinds, a radiator, and light wood-effect flooring. Whether used as a bedroom, playroom, or home office, this room offers flexibility to suit the changing needs of any household.

External The property is a two-storey end-terrace home, constructed primarily in red brick with darker brick horizontal banding at both ground- and first-floor levels. The front elevation features a modern pale grey composite entrance door with a glazed inset panel and decorative over light above, set beneath a simple canopy. White uPVC double-glazed windows are installed at both floors.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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