



### 4 bed detached house to buy in

Fatfield Park, Washington, Tyne and Wear,  
NE38 8BP



**£475,000** Offers Over

 x 4  x 2  x 1

Tenure

**Freehold**

### Property features

-  Rare To Market
-  Sought After Location
-  Four Bedrooms
-  Detached
-  EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Rarely does an opportunity arise to acquire such a beautifully designed four-bedroom detached home, ideally positioned on the highly sought-after self-build estate of Fatfield Park, Washington. Boasting an impressive presence, this exceptional property offers a generous driveway providing ample off-street parking, alongside a double garage complete with electric doors.

Internally, the home is entered via a grand and welcoming entrance hall, setting the tone for the spacious and thoughtfully designed accommodation throughout. The heart of the property is the expansive open plan living and dining area, perfect for both everyday living and entertaining. This flows seamlessly into a well-appointed kitchen diner, fitted with a range of integrated appliances and offering a stylish yet practical space for modern family life. Additional ground floor accommodation includes a dedicated office, ideal for home working, a convenient WC, and a large conservatory which enjoys views over the rear garden and provides an additional versatile living space.

To the first floor, the property continues to impress with four generously sized double bedrooms, two benefiting from built-in wardrobes. The master bedroom further boasts a contemporary en suite, while the remaining bedrooms are served by a luxurious four-piece family bathroom, featuring a freestanding bath and a walk-in shower.

Externally, the home enjoys a substantial and private rear garden, offering excellent space for outdoor entertaining, family activities, or simply relaxing. A separate side garden patio area provides a more secluded spot, perfect for unwinding in a peaceful setting.

This outstanding home combines space, style, and a prime location, making it an ideal purchase for families seeking something truly special.

Council Tax Band: E

Tenure: Freehold

Price: Offers Over £475,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## External Front



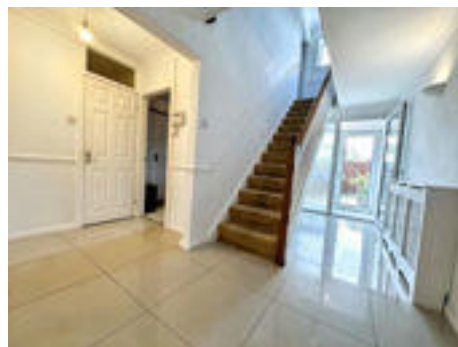
## Porch

2.04m x 1.26m (6'8" x 4'1")



## Entrance Hall

4.695m x 2.041m (15'4" x 6'8")



## Living Room

8.842m x 4.234m (29'0" x 13'10")



## Dining Room



## Kitchen

5.458m x 3.219m (17'10" x 10'6")



## Conservatory

7.282m x 4.206m (23'10" x 13'9")



## Study

3.873m x 2.491m (12'8" x 8'2")



## Bedroom 1

4.607m x 3.016m (15'1" x 9'10")



## En-Suite

2.071m x 1.483m (6'9" x 4'10")



## Bedroom 2

4.575m x 3.097m (15'0" x 10'1")



## Bedroom 3

4.614m x 2.57m (15'1" x 8'5")



## Family Bathroom

3.016m x 2.968m (9'10" x 9'8")

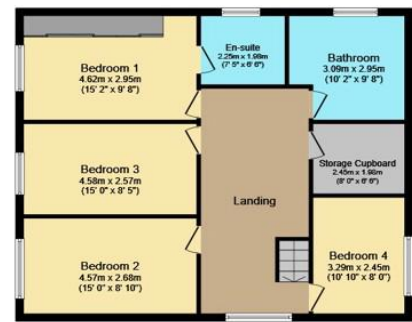


## Rear Garden





**Ground Floor**  
 Floor area 157.7 sq.m. (1,698 sq.ft.)



**First Floor**  
 Floor area 85.5 sq.m. (921 sq.ft.)

**Total floor area: 243.3 sq.m. (2,619 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S1</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Fatfield Park, Washington, Tyne and Wear, NE38 8BP

Contact your local branch today for more information on this property:

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