

4 bed detached house to buy in

Setting Stones, Rickleton Village,
Washington, Tyne and Wear, NE38 9EU

£410,000 Offers Over

x 4 x 2 x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- DETACHED FAMILY HOME
- RICKLETON VILLAGE
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS + LARGE CONSERVATORY

Key Information

- Council Tax: Band D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

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Senior Manager
Washington

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this stunning four-bedroom detached family home, situated within the highly sought-after development of Setting Stones, in the popular village of Rickleton, Washington.

Beautifully presented throughout and thoughtfully designed by the current owners, this impressive property offers the perfect combination of contemporary style, generous living space and a warm, welcoming family atmosphere. With two reception rooms, a fabulous open-plan kitchen/diner, conservatory, four double bedrooms and attractive gardens, this is a wonderful home perfectly suited to modern family life.

Upon entering, you are greeted by a welcoming entrance hallway which provides access to two spacious and comfortable reception rooms, offering excellent flexibility for family living. Whether you are looking for a cosy lounge in which to relax, a separate dining room for family gatherings or simply additional space to suit your lifestyle, this home has plenty to offer.

The real heart of the home is undoubtedly the impressive kitchen/diner. Beautifully appointed with a comprehensive range of modern units, stylish finishes and luxurious solid marble work surfaces, the kitchen also benefits from a range of integrated appliances, including a wine cooler. Flooded with natural light, this fantastic space provides the ideal setting for busy family mornings, relaxed meals and entertaining friends and family. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

The additional conservatory provides further versatile living space, creating a lovely spot to enjoy views of the garden throughout the seasons.

To the first floor, there are four generously proportioned double bedrooms, providing comfortable accommodation for the whole family, with plenty of flexibility for guest bedrooms or a home office. The principal bedroom benefits from its own contemporary en-suite, while the remaining bedrooms are served by a stylish family bathroom, both finished to a high standard with modern fixtures and fittings.

Externally, the property continues to impress. To the front is an attractive private garden with lawn, complemented by a substantial block-paved driveway providing off-street parking for up to four vehicles and access to the integral garage.

The rear garden is a particular highlight, offering a wonderful private outdoor space for families to enjoy. With two generous patio seating areas, a well-maintained lawn and attractive decorative shrubs and planters, there is plenty of room for children to play, summer barbecues and entertaining friends and family.

Further benefits include a Hive smart heating system, Amtico oak flooring in ground floor, an electric vehicle charging point, a substantial 21ft garage, ample off-street parking & Hammond's fitted wardrobes in three bedrooms.

The property is ideally positioned close to the ever-popular Rickleton Park, with a range of local amenities, shops and facilities nearby, including Washington Galleries. Excellent transport links provide convenient access to the A19 and A1, making this an ideal location for commuters and families alike.

Briefly comprising: Porch, Entrance/Hallway, Cloak/WC, Lounge, Dining Room, Kitchen/Diner and Conservatory. To the first floor are Four Double Bedrooms, with the principal bedroom benefiting from an En-Suite, together with a contemporary family bathroom.

Externally, there are attractive gardens to both the front and rear, a large block-paved driveway providing parking for up to four vehicles and a 21ft garage.

A fantastic opportunity to purchase a spacious, stylish and beautifully maintained family home in one of Rickleton's most desirable developments. Early viewing is highly recommended to fully appreciate the space, quality and lifestyle this wonderful property has to offer.

For further information or to arrange your viewing, contact Pattinson Estate Agents, Washington, on 0191 415 4467 or email washington@pattinson.co.uk

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £410,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External Front

Private garden with well maintained lawn, large block paved driveway & path leading to entrance, E.V car charging port, decorative borders, gated access to rear garden;



Porch

1.88m x 1.30m (6'2" x 4'3")

Composite part glazed door leading to entrance, double glazed window to front and side aspect, amtico oak flooring, part glazed oak door to entrance/hallway;



Entrance/Hallway

3.88m x 2.26m (12'8" x 7'4")

Gas central heating radiator, stairs to first floor, amtico oak flooring, oak doors to cloak & lounge, part glazed oak door to kitchen;



Cloak

1.70m x 1.44m (5'6" x 4'8")

Basin & W/C combination, recess lighting, chrome towel gas central heating radiator, amtico oak flooring, double glazed window to front aspect;



Lounge

5.50m x 5.20m (18'0" x 17'0")

Double glazed bay window to front aspect, gas central heating radiator, gas fire with feature surround, oak double doors to dining room;



Dining Room

3.65m x 2.46m (11'11" x 8'0")

Gas central heating radiator, part glazed bi-fold and oak door leading to conservatory;



Conservatory

4.64m x 3.68m (15'2" x 12'0")

Double glazed windows to side and rear, gas central heating radiator, UPVC part glazed door to garden;



Kitchen/Diner

6.92m x 3.04m (22'8" x 9'11")

A range of wall and base units with contrasting solid marble work surfaces & uprights, inset stainless steel sink with mixer tap over, electric double oven, electrical induction hob with extractor over, tiled splashbacks, integrated under counter fridge & freezer, integrated wine cooler, tiled splashbacks, recess lighting, gas central heating radiator, double glazed window to rear aspect, amtico oak flooring, oak door to garage, French doors to garden;



Kitchen/Diner (Addtional)



First Floor Landing

4.64m x 1.61m (15'2" x 5'3")

Loft access, oak doors to bedrooms & bathroom;



Bedroom One

5.00m x 2.96m (16'4" x 9'8")

Double glazed window to front aspect, loft access, Hammonds fitted wardrobes, gas central heating radiator;



Bedroom One En-Suite

2.91m x 1.87m (9'6" x 6'1")

A suite consisting of walk in shower with mains shower, vanity unit with oval countertop hand basin, W/C, feature tiled walls & flooring, recess lighting, chrome towel gas central heating radiator, double glazed window to rear aspect;



Bedroom Two

3.88m x 3.82m (12'8" x 12'6")

Double glazed window to front aspect, gas central heating radiator, Hammonds built in wardrobes;



Bedroom Three

3.39m x 3.08m (11'1" x 10'1")

Double glazed window to rear aspect, gas central heating radiator;



Bedroom Four

3.82m x 2.25m (12'6" x 7'4")

Double glazed window to front aspect, gas central heating radiator, Hammonds built in sliding wardrobes;



Bathroom

3.32m x 1.66m (10'10" x 5'5")

A suite consisting of shower cubicle with electric shower, bath, basin & W/C combination, feature tiled walls and flooring, recess lighting, chrome towel gas central heating radiator, double glazed windows to rear aspect;



Bathroom (Additional)



Garden

Large private enclosed garden with block paved patio, large well maintained lawn, sandstone patio, built in wooden planters, decorative borders, gated access to front aspect, external tap;



Garden (Additional)



Garden (Additional)



Garden (Additional)



Garden (Additional)



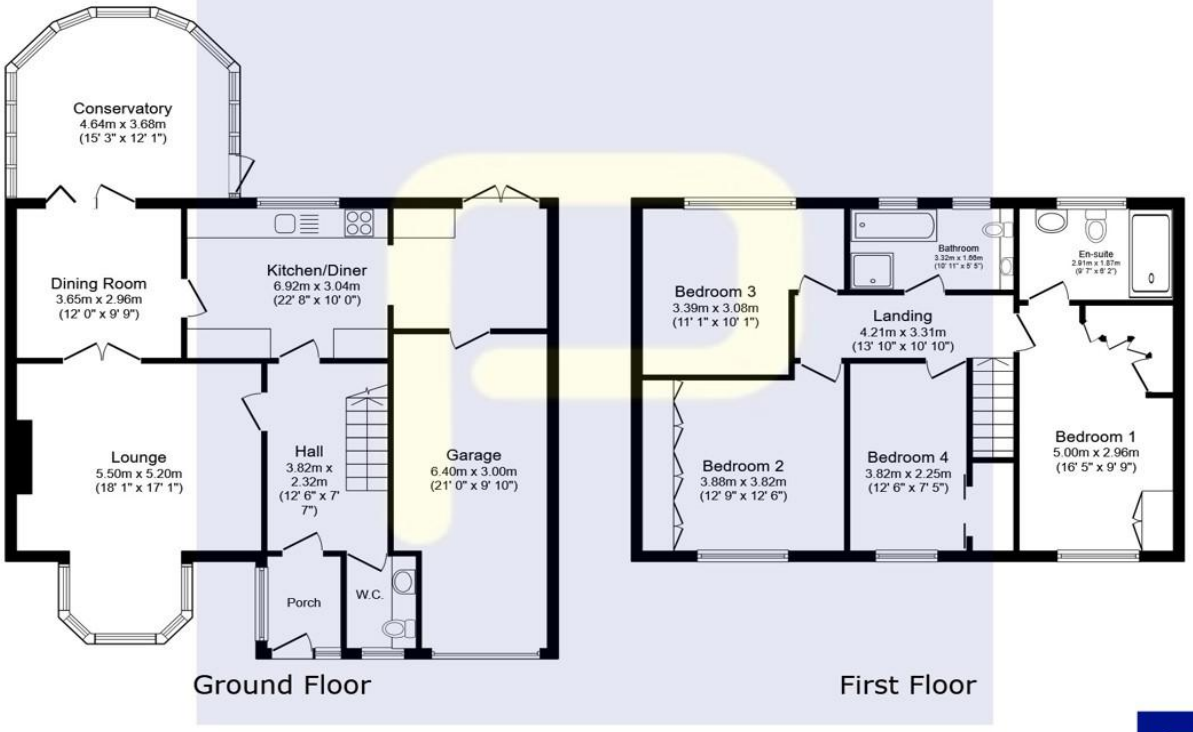
Garage

6.40m x 3.00m (20'11" x 9'10")

Space for tumble dryer, space for fridge/freezer, power & lighting, combi boiler, electric roller shutter door;

External Front (Additional)





Total floor area: 170.7 sq.m. (1,838 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

Setting Stones, Rickleton Village, Washington, Tyne and Wear, NE38 9EU

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

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