oore

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SELECT PROPERTIES

for a beautiful home

Fatfield, Washington, NE38 8AB

### Sold Subject To Contract: £280,000







SPACIOUS BUNGALOW UNDERFLOOR HEATING EXTENDED TO REAR LED & SECURITY CAMERA/LIGHTING

COMPLETE RENOVATION LIVING ROOM WITH WOOD BURNER CLOAKROOM/W.C. & UTILITY GARAGE & SPACIOUS DRIVEWAY

### Our Ref: 442: Biddick Lane, Fatfield, Washington

### UNDER OFFER WITHIN 24 HOURS \*\* MORE PROPERTIES NEEDED

Rarely are we instructed to sell a home that has been the subject of such a thoughtful and extensive renovation.

This bungalow offers single story accommodation, currently arranged as; magnificent open plan family/ dining breakfasting kitchen having vaulted ceiling & underfloor heating, living room, 3 bedrooms family bathroom & garage.

Situated on this desirable location with nearby C2C cycle track, River Wear & close by St Roberts & Biddick Sports academy Schools.

Benefitting from quality fixtures and fittings, built-in wardrobes and magnificent wood burner, this property must be viewed.

### **Entrance Hall** 6'6" by 6'2" (1m 98cm x 1m 89cm)

Double glazed full glass panel external door leads into the hall. Porcelain floor tiles, oak skirting boards and oak door which lead into the extended breakfasting/dining family area, living room, cloaks/w.c. built-in storage cupboard, Feature radiator & alarm panel.

# **Extended Famiy/Dining/ Kitchen** 26'3" by 17'5" (8m 0cm x 5m 30cm) max

Magnificent extension with vaulted ceiling to include the breakfasting kitchen with dining and family living space. With both underfloor heating and feature gas central heated radiators. Electronic operated velux windows, additional windows to 3 sides, patio doors leading to the external slate patio area, door into the utility. Feature uplighters, recessed spotlighting open to kitchen.

### **Breakfasting Kitchen**

Open to the extension, with a good range of gloss fronted no handle wall and base units, contrasting sparkle worktops with continuous breakfasting bar. Built-in 'Neff' appliances including 2 ovens, coffee machine, 2 warming drawers, induction hob with large gas Wok burner, full height fridge and separated freezer.lighted concealed extractor unit. Glass lit display shelves, plinth lighting and recess spotlighting. 'Quooker boiling hot /cold water tap, flexi hose tap with one & half recessed sinks, pan drawers Porcelain floor tiles, feature radiator, oak door into hall.







### **Living Room** 19'7" by 11'10" (5m 98cm x 3m 60cm)

Principal reception room with energy efficient wood burning fireplace recessed in 'old brick' chimney breast with wooden lintel and granite hearth, walk-in bay window to front aspect, coving to the ceiling, carpeted floor, feature radiator. Oak door into the rear hall. Central heating control panel.

Living room Reverse

### **Utility Room** 13'7" by 5'2" (4m 15cm x 1m 58cm)

part of the rear extension with base units and cupboard housing the central heating boiler, porcelain floor, UPVC door out into the garden. space and plumbing for washing machine.

### **Cloaks/W.C** 5'6" by 3'8" (1m 68cm x 1m 13cm)

Pedestal hand basin, wall mounted flush W.C., window to the side elevation. Porcelain tiles to floor and part tiling to the wall. fitted wall mirror, feature radiator and recessed spot lighting.

### Bedroom 1 15'0" by 11'3" (4m 58cm x 3m 42cm)

Double bedroom with a range of beautiful built in wardrobes comprehensively internally fitted, carpeted floor, window to front aspect. Pendant bedside lights and central lights. Central heating control













#### Bedroom 2 12'0" by 10'8" (3m 65cm x 3m 25cm)

Double bedroom with built-in wardrobes, window with window overlooking the rear garden, carpeted floor.

### **Bedroom 3/Study** 7'9" by 6'0" (2m 35cm x 1m 82cm)

Currently used as a study, with a range of fitted storage units and desk, recess spot lights, window to front aspect, tiled floor.

### **Rear Hall** 7'9" by 4'6" (2m 35cm x 1m 38cm)

The internal hall gives access to the 3 bedrooms and family bathroom. Builtin cupboard which houses the hot water tank.

### **Family Bathroom** 7'1" by 7'11" (2m 15cm x 2m 42cm)

The bathroom suite comprises bath with mixer shower tap, separate corner enclosed shower with 'Aqualisa' remote digital shower, wall mounted double width hand basin recessed into vanity drawer, low level W.C. feature chrome radiator, recessed spot lighting, shaver point, wall mirror, window to rear, porcelain floor and wall tiles.

### **Rear Garden**

The enclose rear garden can be accessed from the utility and the extension via patio doors. Access into the rear of the garage, outside security lights plus LED lights. Large slate patio area, specimen planting, outside water tap and electric points











#### DISCLAIMER

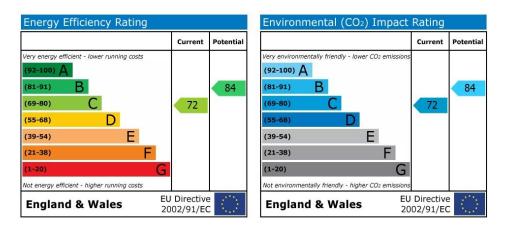
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**Front External** 





### ENERGY PERFORMANCE CERTIFICATE FOR THIS PROPERTY







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