

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 Family/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 1 reverse



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. Built-in 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 enclosed 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

Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Jill Moore Select Properties recommend these are professionally tested. This document should be treated as general guidance only. The contents do not constitute a contract, part of a contract or a warranty.
 ALL MEASUREMENTS ARE APPROXIMATE



Front External



ENERGY PERFORMANCE CERTIFICATE FOR THIS PROPERTY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	72	84
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	72	84
England & Wales	EU Directive 2002/91/EC	

FLOORPLAN

Jill Moore
SELECT PROPERTIES



46 Biddick Lane

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

