



## 4 bed detached house to buy in

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

**£347,500** Offers Over

 x 4  x 2

Tenure

**Freehold**

## Property features

- ✓ Detached
- ✓ Popular Location
- ✓ Rickleton Village
- ✓ 2 En-Suites
- ✓ EPC Rating B

Garage parking

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

**\*\*RARE TO THE MARKET\*\*SOUGHT AFTER LOCATION\*\*NO UPPER CHAIN\*\***

Pattinson Estate Agents welcome to the sale market this immaculate four bedroom detached house situated in the popular location of Rickleton Village. This lovely family home occupies a corner plot in a quiet cul-de-sac and benefits from a drive and 30ft long garage, two bedrooms with an en-suite and third bedroom with Jack and Jill into the family bathroom.

As you enter the property you are greeted with a porch and entrance hallway, there is a downstairs W.C, good size lounge, dining room and a kitchen with wall and under-counter units. An added bonus is the large utility room with internal access into the garage and to the rear of the property is a conservatory, perfect for enjoying a late summers evening or a cosy winters night. Taking the Oak staircase up to the first floor you will find the principal bedroom with an en-suite. Bedroom two has an en-suite with both benefiting from underfloor heating. Bedroom three shares Jack and Jill access to the family bathroom and finally bedroom four has a single cabin bed and is currently used as a study.

The external aspects of the property feature a sunny enclosed rear garden with flowers, shrubs and lawn area, there is also side access and the luxury of not being overlooked to the rear. At the front of the property there is a large block paved drive with space for up to 4 cars, an up and over garage door and lawn area with trees and shrubs.

The property benefits from gas central heating, double glazing and has an EPC B rating thanks to the solar panels which currently generate an income of £1660 per year tax free and this is index linked until 2036.

Internal inspection is highly advised to appreciate this unique family residence and can be arranged by calling the Washington office on 0191 4154467 or you can email [Washington@pattinson.co.uk](mailto:Washington@pattinson.co.uk).

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £347,500

Property Type: Detached House

Parking: Garage

Heating: Gas

## External

Paved driveway leading to front door, up and over door for the garage and lawn area with trees and shrubs.



## Entrance/Porch

Entrance into the porch with access to the cloak room.

## Lounge

*5.20m x 3.80m (17'0" x 12'5")*

Spacious Lounge, carpeted flooring, front aspect double glazing bay window, radiator and a feature fireplace.



## Dining Room

*3.60m x 3.00m (11'9" x 9'10")*

Carpeted flooring, radiator, sliding patio doors which access the conservatory and access to the kitchen



## Kitchen

*3.90m x 2.90m (12'9" x 9'6")*

A modern kitchen that benefits from double glazed rear aspect window, fitted wall and base units, roll top work surfaces, tiled flooring, integrated cooker, dishwasher and fridge. A sink unit with mixer tap and a door leading to the utility room.



## Utility Room

*2.80m x 4.00m (9'2" x 13'1")*

Tiled Flooring, fitted base units, stainless steel sink, plumbing for a washing machine, access to the garage and external door leading to a private garden.



## Downstairs W.C

1.40m x 1.65m (4'7" x 5'4")

Heated towel rail, toilet and wash basin with vanity unit. Tiled walls and flooring.



## Principle Bedroom and En-suite

3.60m x 3.90m (11'9" x 12'9")

Double Bedroom, carpeted floor, large fitted wardrobes, radiator and double glazed front aspect window.

The principle bedroom has a En-suite which benefits from walk in shower, sink, w.c, vanity cupboards, heated towel rail, heated flooring, tiled walls and floor.



## Bedroom Two with En-suite

3.50m x 2.80m (11'5" x 9'2")

Double Bedroom, carpeted floor, fitted wardrobe, radiator and double glazed front aspect window.

The second bedroom has a En-suite which benefits from walk in shower, sink, w.c, vanity cupboards, heated towel rail, heated flooring, tiled walls and floor.



## Bedroom 3

4.83m x 3.40m (15'10" x 11'1")

Double Bedroom, laminated floor, large fitted wardrobes, radiator and double glazed rear aspect window.

Bedroom has a Jack and Jill with the family bathroom.



## Bedroom 4

3.90m x 2.52m (12'9" x 8'3")

Spacious fourth bedroom with laminated floor, storage cupboard, fitted wardrobe, radiator and double glazed front aspect window.



## Bathroom

*1.81m x 3.41m (5'11" x 11'2")*

A fully tiled 3 piece family bathroom which benefits from a panelled bath with overhead shower, sink with vanity cupboard, w.c, heated towel rail, heated flooring and double glazed rear aspect window.



---

## Conservatory

*3.00m x 2.70m (9'10" x 8'10")*

Spacious conservatory with tiled flooring, double glazed windows and access to the private rear garden.




---

## Garage

*9.30m x 2.80m (30'6" x 9'2")*

30 foot garage with and up and over door, electrical points and electrical car charge point.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	87
(69-80) <b>C</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 

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

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

