



4 Ballston Close, Washington, NE38 8LT

£375,000

We are delighted to bring to the market this stunning four bedroom detached home which has undergone some high-quality refurbishment, marrying modern comforts with classic charm. As you enter the hallway is adorned with stylish paneling, you are greeted by a ground floor w.c., access to ground floor rooms via stylish crittall style internal doors and a staircase leading to the first floor. The lounge boasts a cosy log burner and French doors that open to the rear garden, offering a seamless indoor-outdoor living experience. The heart of the home is the spacious kitchen that flows effortlessly into a dining area and further extends into a sunroom with French doors leading to the garden. Adjacent to the kitchen is a convenient utility room. Upstairs, the property features four generously sized double bedrooms, including a luxurious master bedroom with an en-suite bathroom showcasing a freestanding bath, floating sink and elegant brass fittings. Two of the bedrooms are equipped with fitted wardrobes. A stylish shower room with a double shower enclosure, floating sink and stylish brass accessories, finished off with terrazzo style tiles. This home offers modern amenities including gas central heating with a newly installed boiler, solar panels, and double glazing, ensuring energy efficiency and comfort. Parking is made convenient with a driveway and double garage. The rear of the property presents an enclosed garden predominantly laid to lawn, complemented by patio areas and a pergola, providing the perfect setting for outdoor enjoyment and relaxation. The home also benefits from under floor heating in the kitchen/dining room, sun room and second bedroom. This property epitomizes refined living and is ready to welcome new homeowners seeking both elegance and practicality. This is truly a beautiful home that requires an internal viewing to fully appreciate the size and standard of accommodation on offer here in this stylish home. FREEHOLD.

ENTRANCE HALLWAY



GROUND FLOOR W.C.



LOUNGE

17'9" x 11'2" (5.43 x 3.42)



KITCHEN / DINING ROOM

21'7" x 11'3" (6.60 x 3.44)



SUN ROOM

10'1" x 7'8" (3.09 x 2.34)



UTILITY



ACCOMMODATION FIRST FLOOR



BEDROOM ONE

15'3" x 11'8" (4.65 x 3.58)



EN SUITE



BEDROOM TWO

10'9" x 12'9" (3.28 x 3.91)



BEDROOM THREE

10'11" x 10'5" (3.35 x 3.19)

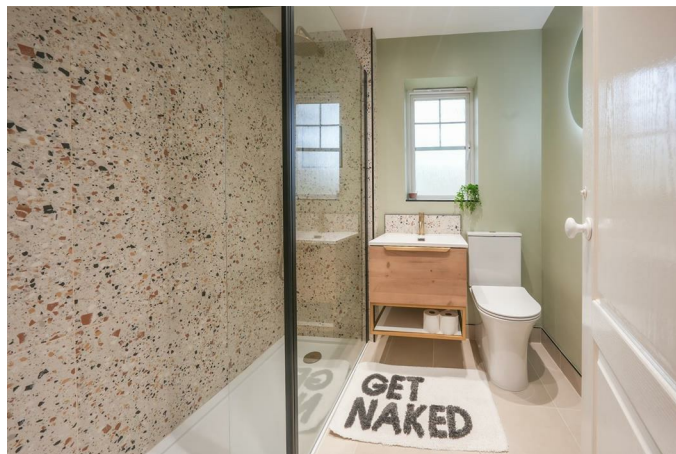


BEDROOM FOUR

11'0" x 7'2" plus wardrobe (3.36 x 2.20 plus wardrobe)



FAMILY SHOWER ROOM / W.C.



EXTERNAL



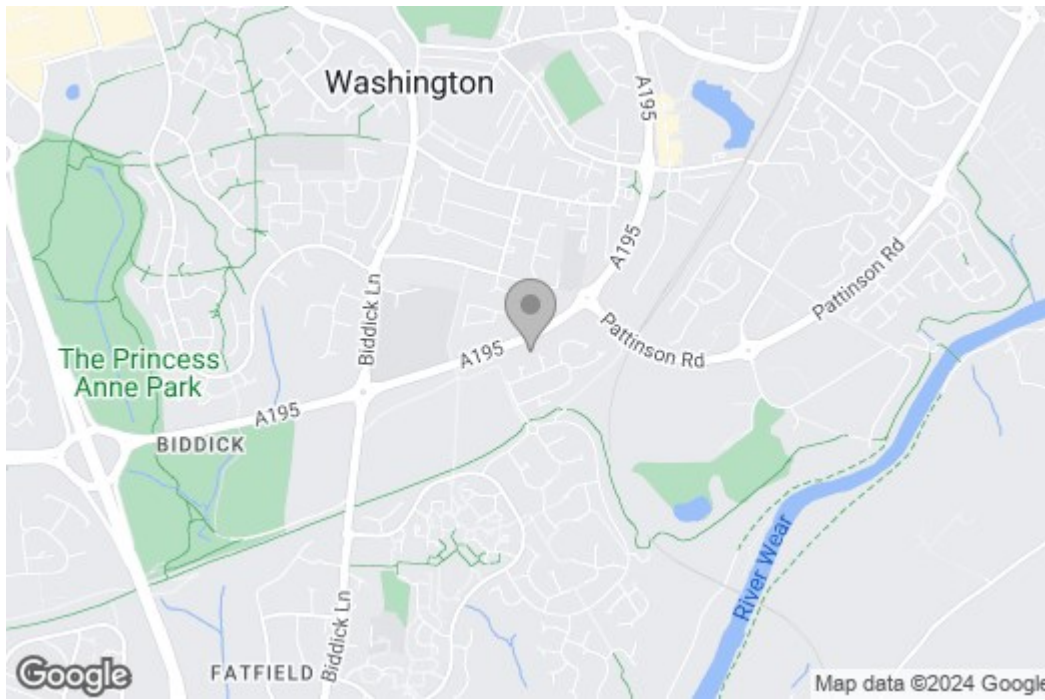
GARAGE

Property disclaimer

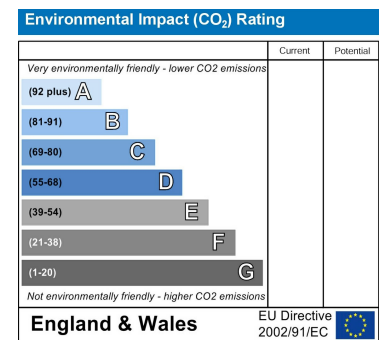
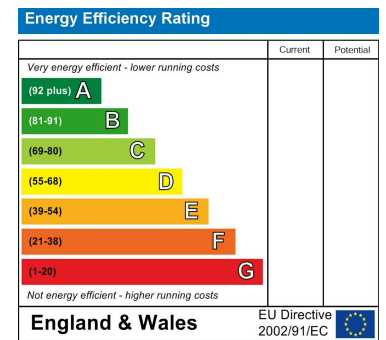
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Floor Plan

Area Map



Energy Efficiency Graph



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