



MICHAEL HODGSON

estate agents & chartered surveyors



DELTON CLOSE, WASHINGTON £295,000

We welcome to the market this superb 4 bed detached house situated on the cul-de-sac of Delton Close on the highly sought after development of The Pastures, Fatfield. The property is within excellent catchment area of St. Robert R.C. School & Sixth Form College and Biddick Comprehensive and is also within walking distance to lovely riverside walks in addition to excellent transport and commuting links to the A1231, A1(M) and A19. The property itself offers generous living space briefly comprising of: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Garden Room, Utility, WC and a Study / Reception Room whilst to the First Floor there are 4 Bedrooms, En Suite and Family Bathroom. Externally there is a front garden, side driveway leading to the double garage whilst to the rear is a lovely garden that enjoys an open aspect having a decking area, paved patio and gravelled garden, in addition to access to the garage. Viewing of this lovely family residence is highly recommended.

Detached House	4 Bedrooms
Living Room	Dining Room
Kitchen / Breakfast Room	Garden Room
Bathroom & En Suite	EPC Rating: C



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Entrance Hall
Radiator, storage cupboard, alarm control panel, stairs to the first floor, coving to ceiling, recessed spot lighting, feature glass and stainless steel handrail and balustrade.

Living Room
11'5" x 18'11"
The living room has a double glazed window to the front elevation, radiator, coving to ceiling, recessed spot lighting.

Dining Room
9'3" x 10'7"
Double glazed French doors to the rear garden, radiator.

Kitchen/ Breakfast Room
Floor and wall units, tiled splashback, range cooker, breakfast bar radiator, sink and drainer with mixer tap, recessed spot lighting, integrated dishwasher.

Garden Room
7'5" x 9'4"
Two double glazed windows, double glazed French doors to the garden, double radiator, tiled floor.

Utility
7'11" x 6'2"
Floor and wall units, tiled splashback, sink and drainer with mixer tap, tiled floor, wall mounted gas central heating boiler, plumbed for washer and dryer, radiator, door to the garden, recessed spot lighting.

Study
7'10" x 10'2"
Double glazed window radiator, recessed spot lighting.

WC
White suite comprising of a low level wc, pedestal basin.

First Floor
Landing, recessed spot lighting, loft access.

Bedroom 1
13'10" x 11'4"
Front facing, double glazed windows radiator, recessed wardrobes with matching side tables and dressing table.

En Suite
White suite comprising low level wc, pedestal basin, chrome towel radiator, double glazed windows, tiled walls and floor, shower, recessed spot lighting, extractor, double glazed window.

Bedroom 2
11'10" x 10'2"
Front facing, double glazed window radiator, laminate floor, range of fitted wardrobes with storage above the bed space.

Bathroom
Suite comprising low level wc, pedestal basin with mixer tap, bath with mixer tap and shower over, tiled walls and floor, chrome towel radiator, double glazed window, recessed spot lighting, extractor.

Bedroom 3
8'9" x 10'9"
Rear facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 4
8'8" x 11'6"
Rear facing, double glazed window, radiator, range of fitted wardrobes.

Externally
Externally there is a front garden, side driveway leading to the double garage whilst to the rear is a lovely garden that enjoys an open aspect having a decking area, paved patio and gravelled garden, in addition to access to the garage.

Garage
Double garage

M I C H A E L H O D G S O N

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