



High Croft, Washington, NE37

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High Croft, Washington, NE37

Offers In The Region Of £325,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 3 BEDROOM * 2 BATHROOM * DETACHED * GARDEN OFFICE * EPC RATING C
* COUNCIL TAX BAND D *

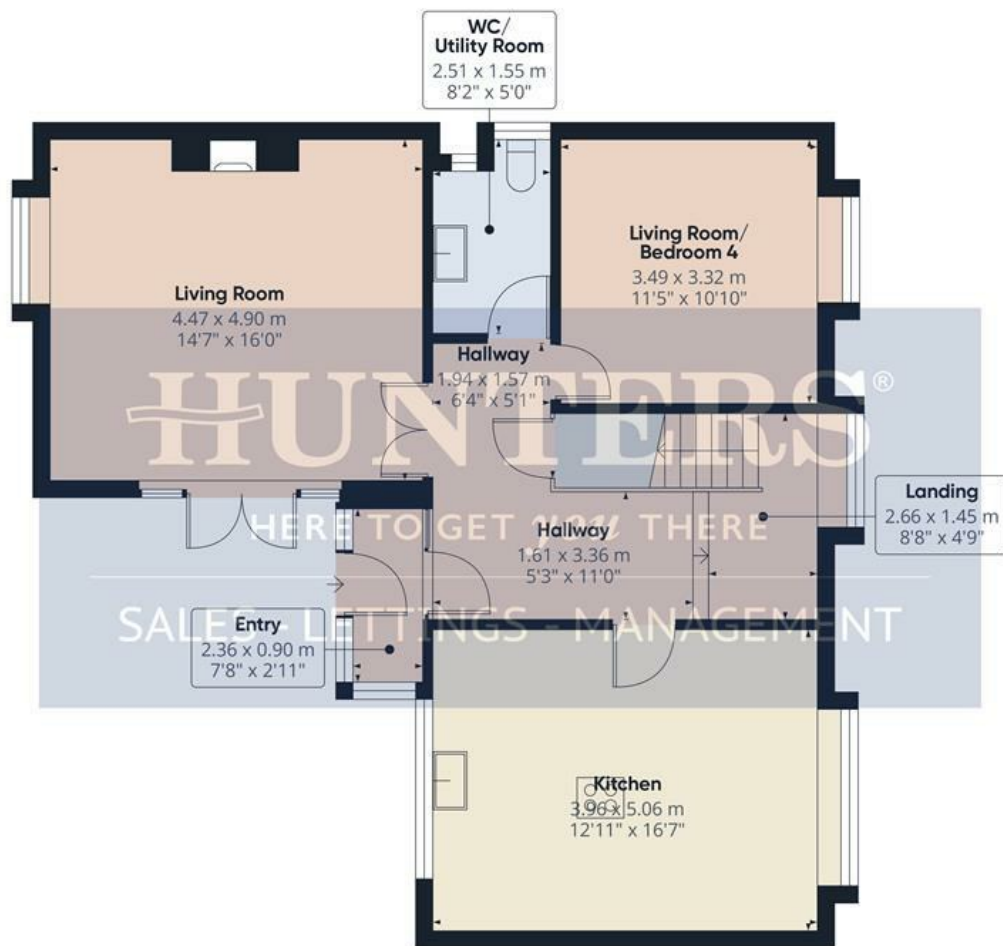
This stunning three-bedroom detached house is offered for sale in High Croft, Washington, providing well-planned accommodation in a sought-after residential location close to green spaces and local amenities.

The ground floor features a modern kitchen with a central island, granite countertops and a dedicated breakfast area. Dual-aspect windows provide excellent natural light, with attractive views over the gardens, and there is ample storage throughout. The main reception room benefits from large windows, a fireplace and a garden outlook, with direct access to the outside space and an impressive double-height ceiling. A second reception room offers flexible use and could serve as a fourth bedroom if required. A utility room with WC adds extra convenience.

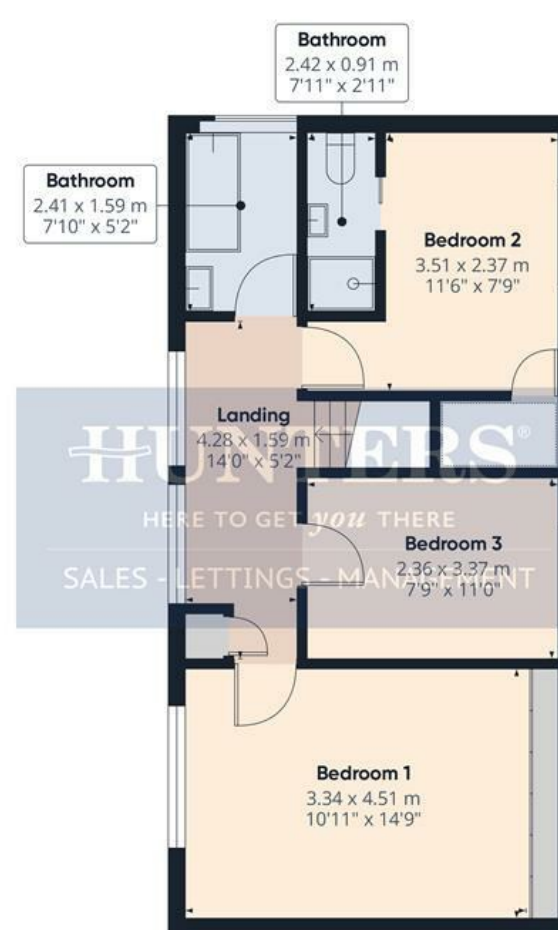
The principal bedroom includes built-in wardrobes and large windows. The second bedroom is a double room with an en-suite bathroom featuring a modern tiled rain shower with brushed gold fittings and a walk-in closet. The third bedroom is a single room. A further main bathroom provides a modern bathroom suite.

The rear garden is designed for both relaxation and practical use, incorporating a BBQ area and parking. A notable feature is the garden office, which includes a WC and storage, offering a versatile workspace or hobby room separate from the main house.

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

143.1 m²

1540 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Entry

7'8" x 2'11"

Hallway

5'3" x 11'0"

Hallway

6'4" x 5'1"

Living room

14'7" x 16'0"

Living Room/Bedroom 4

11'5" x 10'10"

Kitchen

12'11" x 16'7"

Landing

8'8" x 4'9"

Landing

14'0" x 5'2"

Bedroom 1

10'11" x 14'9"

Bedroom 2

11'6" x 7'9"

Bathroom

7'11" x 2'11"

Bedroom 3

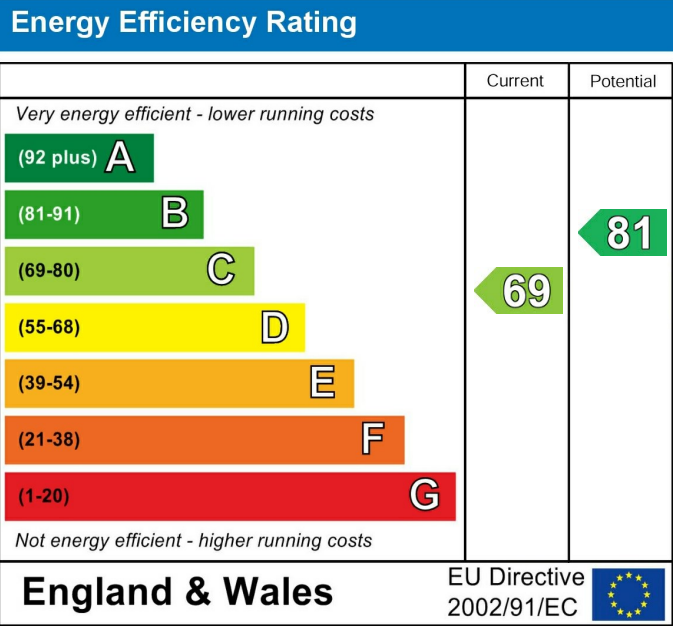
7'8" x 11'0"

Bathroom

7'10" x 5'2"

Garden Office

15'8" x 15'10"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



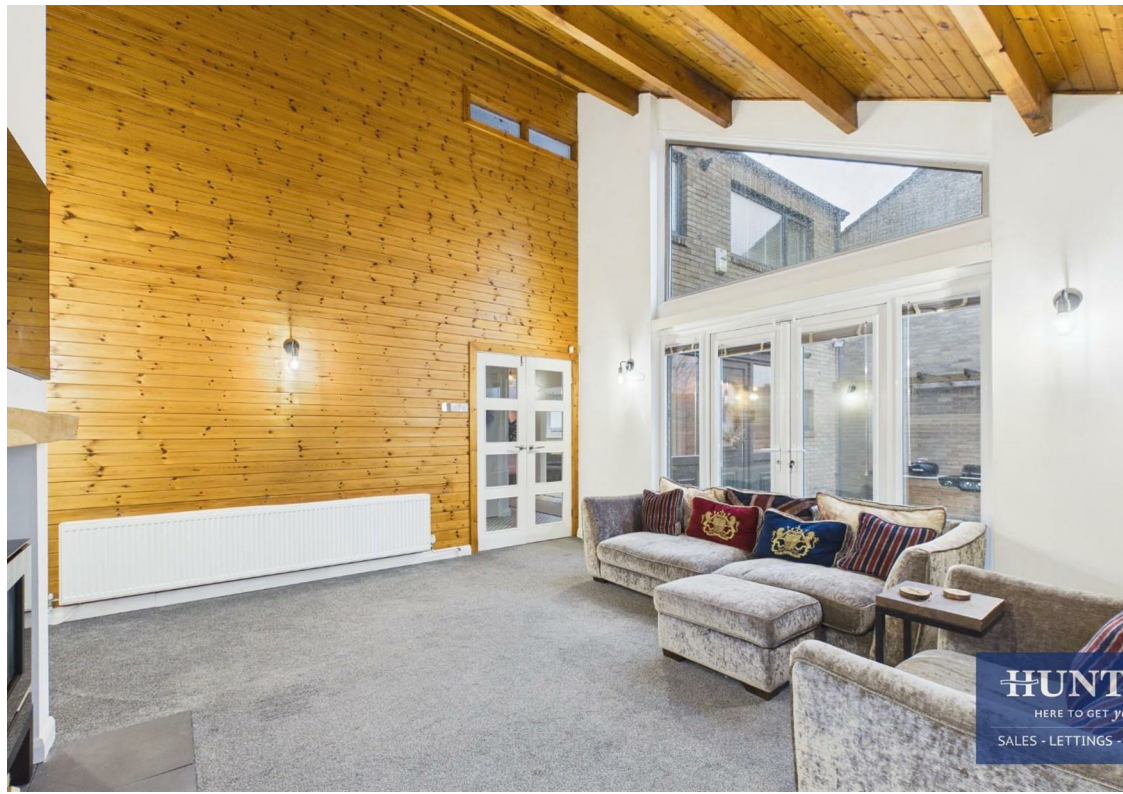
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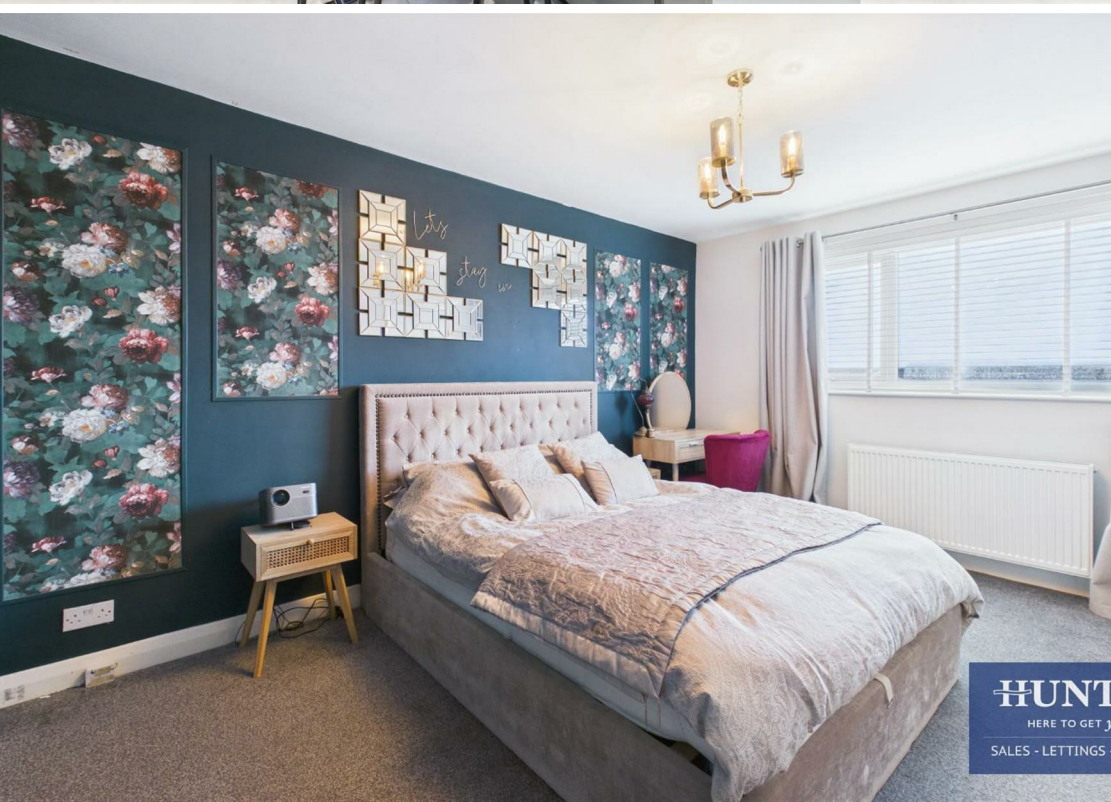


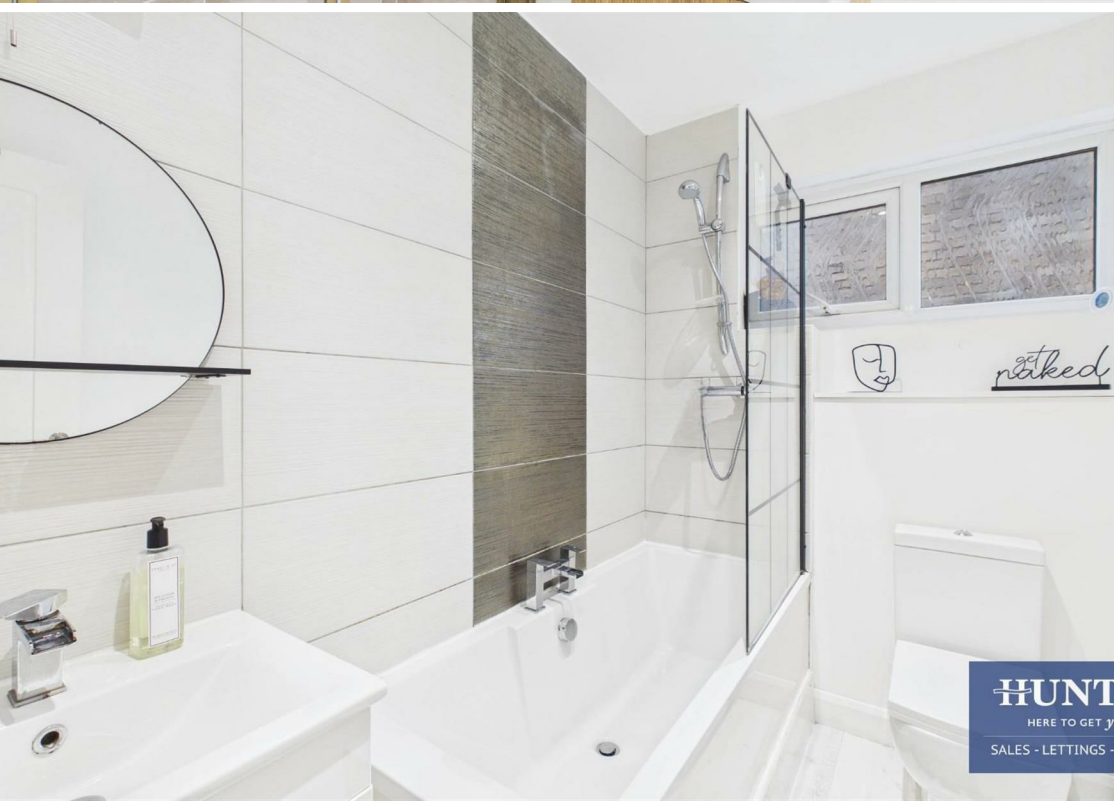
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