



High Croft, Washington, NE37

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High Croft, Washington, NE37

Offers In The Region Of £325,000

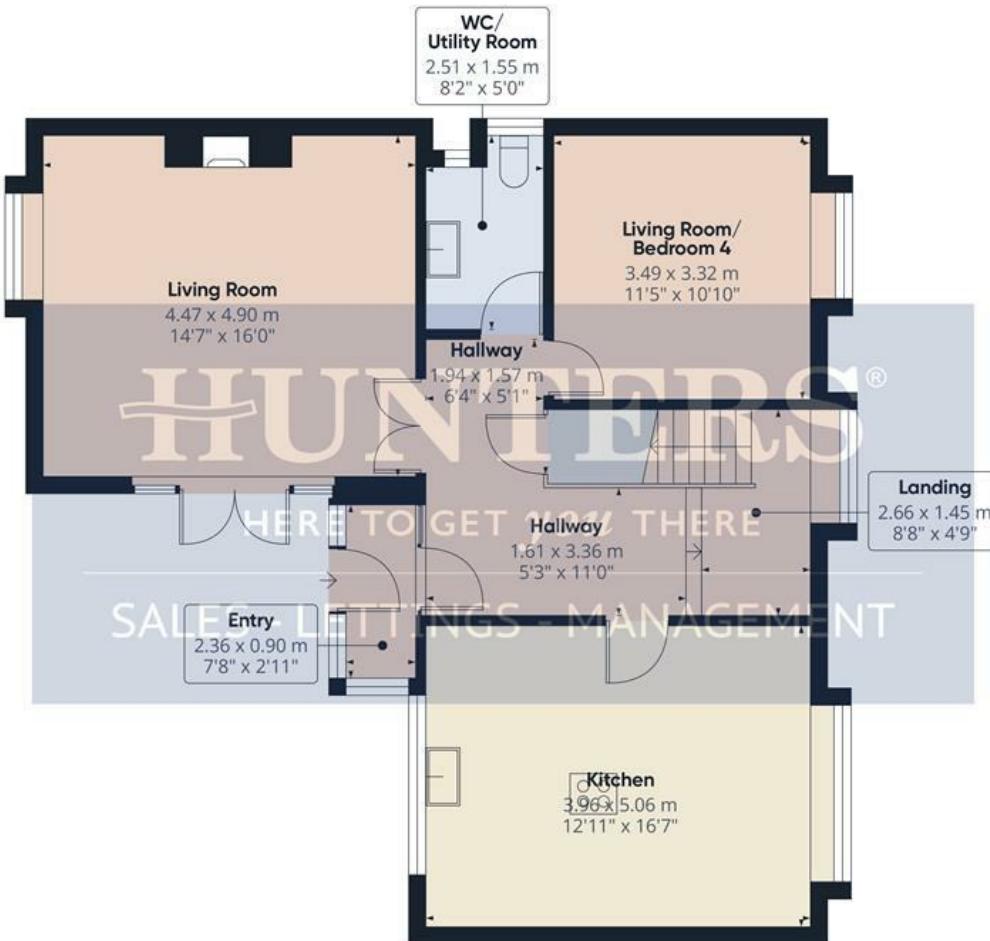
\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* 3 BEDROOM \* 2 BATHROOM \* DETATCHED \* GARDEN OFFICE \* EPC RATING C  
\* COUNCIL TAX BAND D \*

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.



Approximate total area<sup>(1)</sup>

143.1 m<sup>2</sup>

1540 ft<sup>2</sup>

(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.

**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"

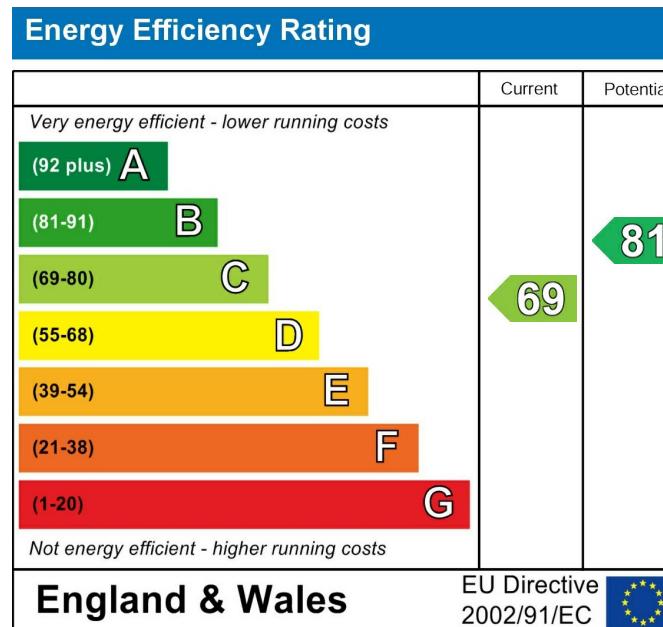
**Bedroom 2**  
11'6" x 7'9"

**Bathroom**  
7'11" x 2'11"

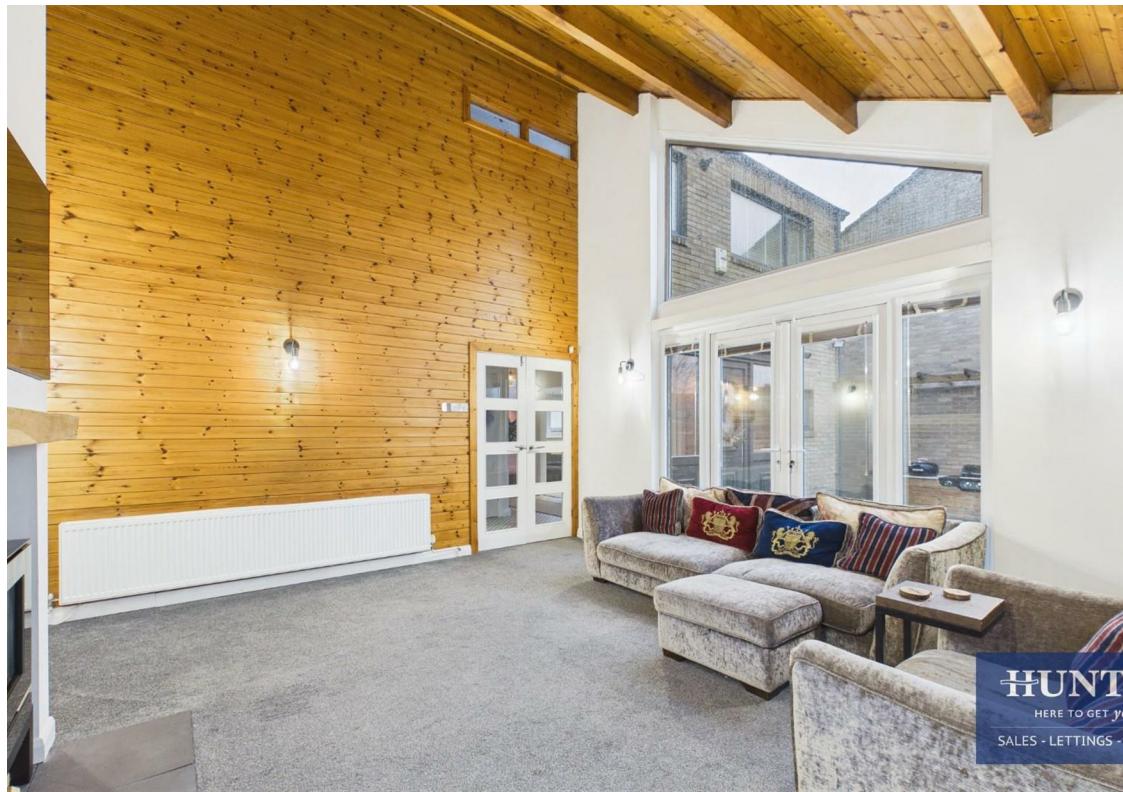
**Bedroom 3**  
7'8" x 11'0"

**Bathroom**  
7'10" x 5'2"

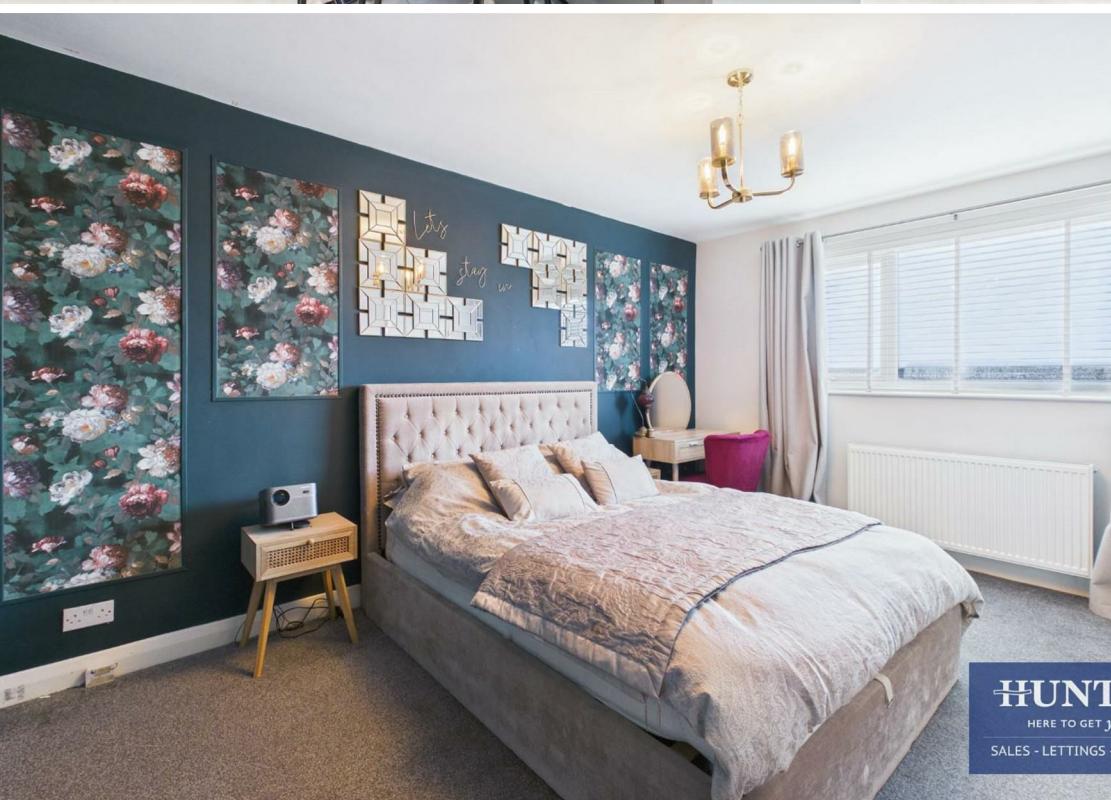
**Garden Office**  
15'8" x 15'10"

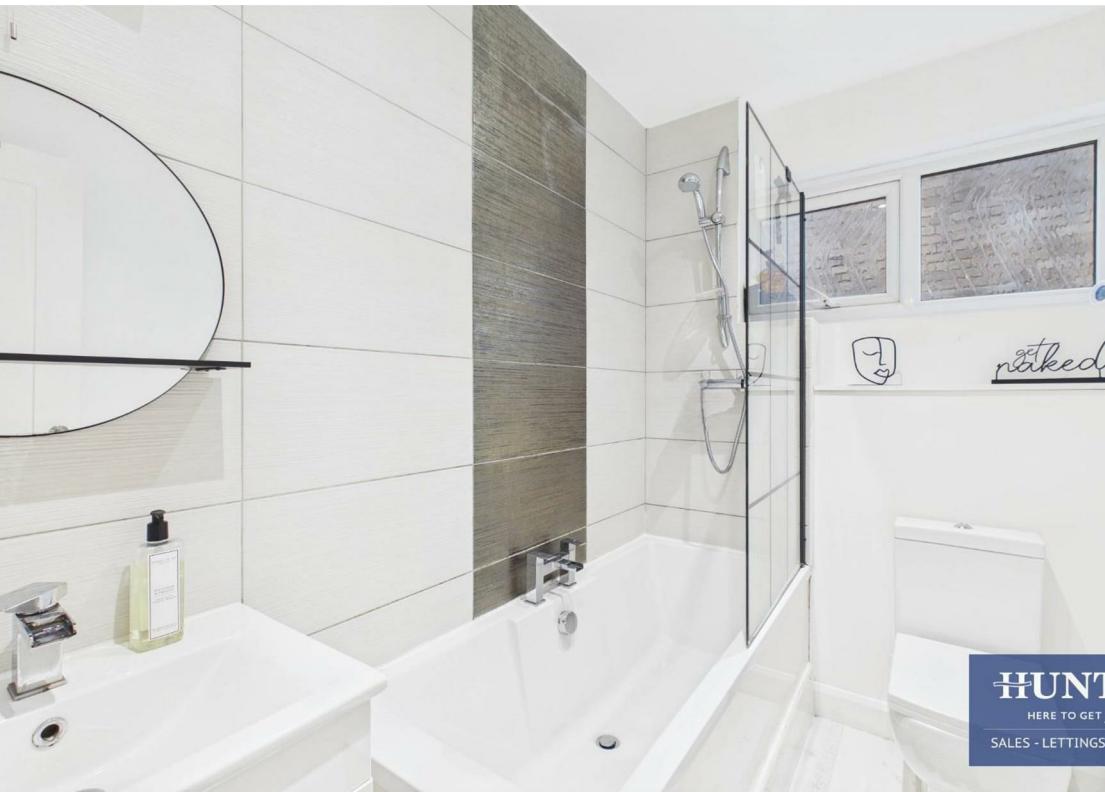


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