



## 5 bed detached house to buy in

Thornbridge, Washington, Tyne and Wear,  
NE38 8TJ

**£399,950** Offers Over

 x 5  x 3  x 1

Tenure

**Freehold**

## Property features

- ✓ Five Bedrooms
- ✓ Three Bathrooms
- ✓ Modernised Throughout
- ✓ Large Extension
- ✓ EPC Rating C

Driveway parking

## Key Information

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

## Description

Stunning Five-Bedroom Detached Home with High-End Finishes & Entertainer's Garden

Pattinson Estate Agents are delighted to welcome to the market this exceptional five-bedroom detached residence, set behind secure gates in a sought-after location. This beautifully modernised home has been thoughtfully extended to offer spacious and stylish living, perfect for families and entertainers alike.

The heart of the home is the impressive open-plan kitchen, dining, and lounge area, designed for contemporary living. Featuring high-spec appliances, sleek cabinetry, and a generous island, the kitchen seamlessly flows into the bright and airy living space, enhanced by bi-folding doors that open onto the landscaped garden. As well as a lounge, dining room, study, downstairs W.C. and utility room making this the perfect family home.

There are five well-proportioned bedrooms that offer ample accommodation, two including en-suites. The property also benefits from a modern family bathroom with high-quality finishes throughout.

The outdoor space is equally impressive, with a meticulously maintained garden and a fantastic summer house bar—perfect for entertaining guests or unwinding in style.

With its gated entrance, ample parking, and prime location, this exceptional home is a rare find. Contact us today to arrange a viewing!

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £399,950

Property Type: Detached House

Parking: Driveway

Heating: Gas

## External Front



## Entrance Hall

4.72m x 1.235m (15'5" x 4'0")



## Living Room

3.91m x 3.44m (12'9" x 11'3")



## Dining Room

3.04m x 3.08m (9'11" x 10'1")



## Open Plan Kitchen

6.91m x 7.06m (22'8" x 23'1")



## Utility Room

4.72m x 1.97m (15'5" x 6'5")



## Study

2.78m x 2.25m (9'1" x 7'4")



## Downstairs WC

2.27m x 0.93m (7'5" x 3'0")



## First Floor Landing

3.60m x 3.02m (11'9" x 9'10")



## Bedroom 1

3.50m x 3.27m (11'5" x 10'8")



## En-Suite 1



## Bedroom 2

4.50m x 4.30m (14'9" x 14'1")



## En-Suite 2



## Bedroom 3

3.61m x 2.89m (11'10" x 9'5")



## Bedroom 4

2.85m x 2.67m (9'4" x 8'9")



## Bedroom 5

2.83m x 2.12m (9'3" x 6'11")



## Family Bathroom

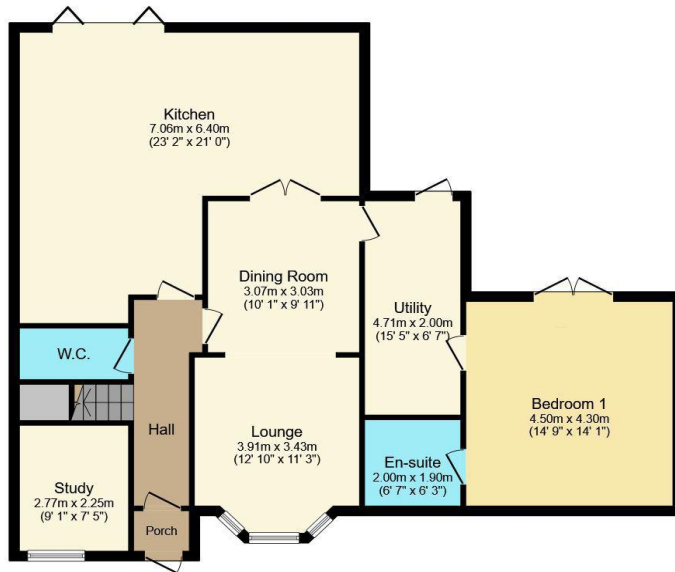
2.12m x 1.72m (6'11" x 5'7")



## Summer House

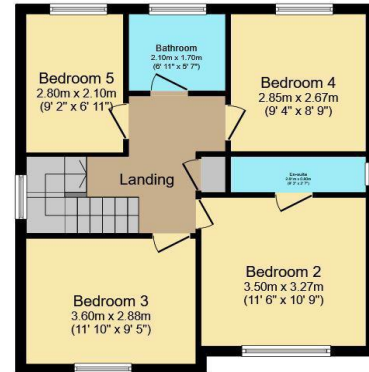
5.36m x 3.40m (17'7" x 11'1")





### Ground Floor

Floor area 112.0 m<sup>2</sup> (1,205 sq.ft.)



### First Floor

Floor area 53.0 m<sup>2</sup> (570 sq.ft.)

**TOTAL: 165.0 m<sup>2</sup> (1,776 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | 80        |
| (55-68) <b>D</b>                                   | 71                      |           |
| (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 |           |

Thornbridge, Washington, Tyne and Wear, NE38 8TJ

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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