



### 3 bed link detached house to buy in NE37

Brackley, Washington, Tyne and Wear,  
NE37 3DP

**£200,000** Offers Over

🏠 x3 🚗 x1 🚪 x1

Tenure  
**Freehold**

### Property features

- ✓ Three Bedrooms
- ✓ Large Out Building
- ✓ Link Detached
- ✓ Driveway
- ✓ EPC Rating B

Driveway parking

## Key Information

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

## Description

Situated on the highly regarded Brackley in Washington, this impressive three bedroom link-detached home offers generous living space, versatile accommodation— making it ideal for growing families or those seeking multi-generational living.

Upon entering the property, you are welcomed into a spacious entrance area leading through to a large and inviting living room, perfect for relaxing and entertaining. The separate dining room provides an excellent space for family meals and social gatherings, while the well-appointed kitchen offers ample storage and workspace. A convenient downstairs WC completes the ground floor layout.

To the first floor, the property boasts three well-proportioned bedrooms. The standout master bedroom benefits from a walk-in wardrobe, offering excellent storage and a touch of luxury. The remaining bedrooms are generously sized and are served by a modern family bathroom.

Externally, the home truly excels. The substantial rear garden provides plenty of outdoor space for families and entertaining, and also features a fantastic detached out building.

To the front, a large driveway provides ample off-street parking for multiple vehicles.

This is a rare opportunity to acquire a spacious and versatile home in a popular residential location, early viewing is highly recommended.

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £200,000

Property Type: Link detached house

Parking: Driveway

Heating: Gas

## External Front



## Living Room

8.92m x 4.016m (29'3" x 13'2")



## Dining Room

5.072m x 3.673m (16'7" x 12'0")



## Kitchen

5.669m x 1.68m (18'7" x 5'6")



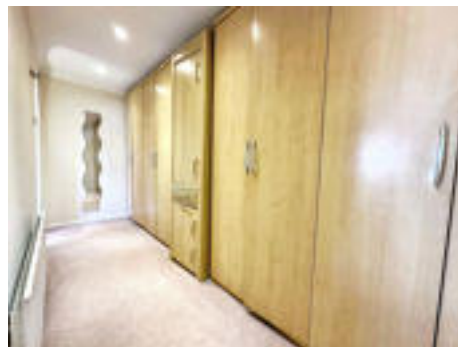
## Bedroom 1

4.847m x 4.342m (15'10" x 14'2")



## Master Dressing Room

4.353m x 1.684m (14'3" x 5'6")



## Bedroom 2

3.978m x 3.067m (13'0" x 10'0")



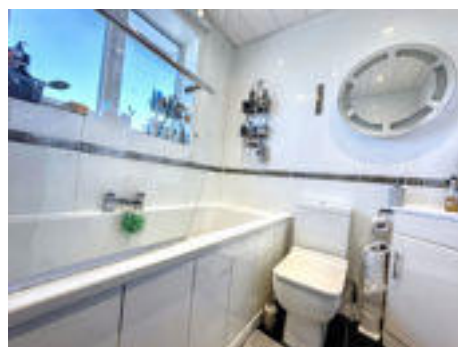
## Bedroom 3

2.909m x 2.025m (9'6" x 6'7")



## Bathroom

1.852m x 1.868m (6'0" x 6'1")



## Garden



## Annex Kitchen



## Annex Living Area

5.418m x 4.051m (17'9" x 13'3")




## Annex bathroom

2.255m x 1.518m (7'4" x 4'11")





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		92
(81-91) <b>B</b>	90	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 

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

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