









A charming semi-detached home set behind a gated entrance within this highly sought-after area of Middle Herrington and enjoying a delightful open aspect to the rear. The much improved and immaculately presented accommodation is accessed via an entrance lobby with staircase to the first floor and a generous lounge with a multi fuel burning stove. At the rear there is a fabulous breakfasting kitchen, fitted with an excellent range of units that opens through to a beautiful garden room. Completing the ground floor accommodation includes a useful utility. On the first floor there are two excellent bedrooms and a stunning, contemporary bathroom/wc. Externally there is an attractive gravelled area to the front for off street parking, an outbuilding offering an ideal storage area and to the rear a superb low maintenance, South facing, landscaped garden, paved with a covered bar area providing an ideal entertaining area. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly recommend arranging a viewing to appreciate the views, location and quality of accommodation this remarkable home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

### Entrance Lobby

Radiator, double glazed window to side, staircase to first floor and door to lounge.

### Lounge 15'11" x 15'4" into alcove



Double glazed window to front, radiator, wood burning stove, built in storage cupboard and door to breakfasting kitchen.

### Breakfasting Kitchen 18'10" x 6'11"



A fabulous contemporary kitchen fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven, electric hob with extractor chimney over and a dishwasher, radiator, double glazed window and the room opens through into garden room.

### Garden Room 8'5" x 6'1"



Double glazed French door leading out into garden area, double glazed windows.

### Utility 8'2" x 5'4"



Work surface, space for washing machine and fridge freezer, double glazed window to rear and radiator.

## First Floor Landing



Beautiful feature double glazed stain/lead glass window to side. Loft access hatch to partially boarded out loft space.

### Bedroom 1 15'5" x 11'8"



This generous bedroom has a double glazed window to front, radiator and a walk in built in storage area with double glazed window.

### Bedroom 2 11'3" x 9'4"



Double glazed window to rear providing superb open views and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC with concealed cistern, washbasin set in vanity unit and P shaped panel bath with mains shower over, radiator, double glazed window and part tiled walls.

## Outside



The property is set behind a gated entrance which leads onto a gravelled driveway providing off street parking, there is a useful outbuilding to the side providing excellent storage and to the rear there is a delightful low maintenance south facing landscaped garden, paved with a superb covered bar area, ideal for entertaining.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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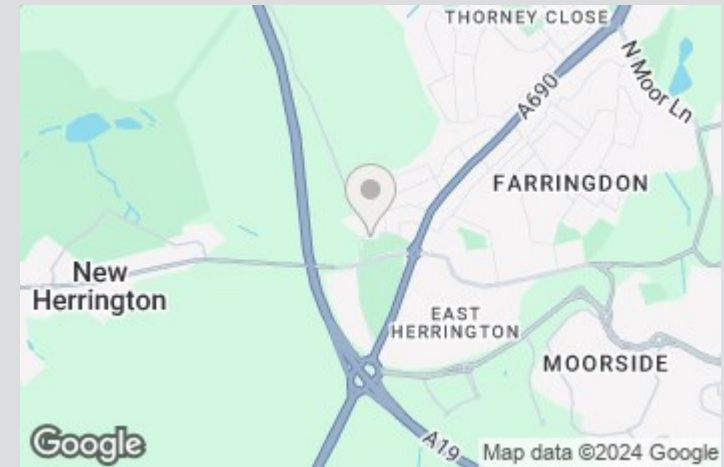
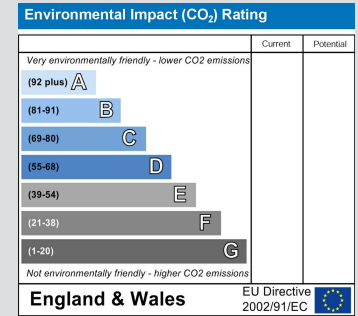
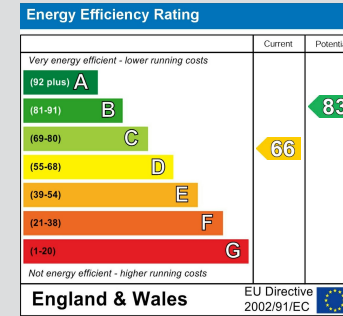
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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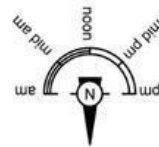
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Ground Floor  
Approximate Floor Area  
(50.50 sq.m)



First Floor  
Approximate Floor Area  
(41.20 sq.m)



## 1 Herrington Hall Cottage