









This extended two bedroom, two reception room semi-detached bungalow occupies a superb position on this delightful cul de sac, off Strawberry Bank. Internally the stylish accommodation is all on one level and is accessed via an entrance vestibule that leads through to a reception hall. There is a lounge to the front with a bay window, a dining room with a beautiful tiled floor that opens through to a stunning breakfasting kitchen, incorporating a fabulous orangery area. The kitchen is fitted with an excellent range of contemporary units, a selection of integrated appliances and a feature island. There are two bedrooms and a modern wet room/wc. Externally there is a driveway, garage, a generous garden to the front and side with a lawn and established planting whilst to the rear is a low maintenance garden. This location is ideal for access to local amenities, shops and schools as well as providing excellent road connections to surrounding areas. We highly advise a detailed inspection to appreciate the location and outstanding standard of accommodation this bungalow has to offer.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via UPVC entrance door.

## Entrance Porch

Inner door through to hallway.

## Reception Hall



Radiator and access hatch to loft

## Lounge 12'10" x 11'0"



Double glazed bay window to front, electric fire and radiator.

## Dining Room 12'9" x 11'7"



Double radiator and double glazed window to sun room. Opening to kitchen.

## Breakfasting Kitchen 12'8" x 7'10"



Range of wall and base units with countertops over, integrated appliances include oven, electric hob, microwave, fridge and freezer and utility cupboard. Feature island comprising base units incorporating sink and drainer and a breakfast bar. Open plan to orangery.

## Orangery 12'6" x 7'4"



Double glazed windows and double glazed UPVC French doors to rear. Two radiators.

## Bedroom 1 14'11" x 9'6"



Double glazed window to front, radiator and built in wardrobes.

## Bedroom 2 11'10" x 7'10" maximum



Double glazed window to front and radiator.

## Wet Room



Low level WC, washbasin and waterfall shower, underfloor heating, chrome heated towel rail and skylight window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Generously sized attractive front garden featuring lawned areas, driveway and garage. Low maintenance rear garden.

## 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.

## Important Notice - Particulars

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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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

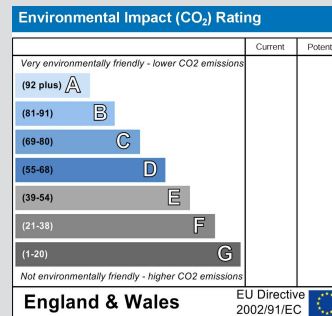
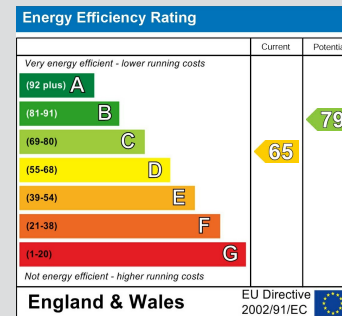
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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