









A substantial four bedroom detached home with a double garage and beautiful rear garden, occupying a superb cul-de-sac position within this highly sought after development. Internally the spacious accommodation includes an impressive reception hall with staircase to the first floor and a cloakroom/wc. There is a superb lounge to the front, a separate dining room, family room, a modern breakfasting kitchen and a utility. On the first floor there is a fabulous master bedroom featuring a dressing room and a luxury en-suite bathroom, incorporating a shower area. There are three further well-proportioned bedrooms and a family bathroom/wc. Externally there is a landscaped garden to the front, driveway and a double garage with twin access doors whilst to the rear is a wonderful, mature garden laid mainly to lawn with a patio and established borders. This popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Available with no upper chain involved, we advise early viewing, to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door.

### Reception Hall



A spacious reception hall with staircase to first floor and a radiator.

### Cloakroom WC

Fit with a low level WC, wash hand basin and radiator.

### Lounge 20'11" into bay x 10'6"



This superb room has a double glazed bay window to the front, radiator, feature fireplace with a living flame effect gas fire.

### Dining Room 12'5" x 8'8"



Double glazed window to the rear overlooking the garden and a radiator.

### Family Room 10'7" x 8'11"



With a double glazed door leading out onto the rear patio area and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Breakfasting Kitchen 14'10" x 10'1" plus 8'7" x 7'2"



Fitted with an excellent range of modern wall and base units with granite work surfaces over incorporating a one-and-a-half bowl sink unit, integrated appliances include double electric oven, gas hob, fridge, freezer and dishwasher. There's a double glazed window to the rear, double glazed door to the rear patio and an internal door to the utility.

## Utility 6'6" x 5'8"



With fitted base unit with work surface over incorporating a sink and drainer unit. Space is provided for the inclusion of a washing machine and a tumble dryer. There's a radiator, wall mounted boiler, door to the side of the house and an internal door to the garage.

## First Floor Landing



A generous landing area with doors leading off to the 4 bedrooms and family bathroom.

## Master Bedroom 15'4" x 13'1"



An impressive room has a double glazed dormer style windows to the front, 2 radiator's, fitted wardrobes and access to the dressing room and en-suite.

## Dressing Room



Double glazed window to the rear, fitted furniture including wardrobes, dressing table and drawer units.

## En-Suite Bathroom



A fabulous en-suite fitted with a low level WC, wash hand basin set into vanity unit, bath and a walk in shower with a mains fed shower. There are attractive tiled walls and flooring, chrome ladder style radiator and a double glazed window.

## Bedroom 2 13'6" x 10'9" extending to 14'6"



Double glazed window to the front, radiator and door to the en-suite shower room.

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## En-Suite Shower Room



Fit with a low level WC, pedestal wash hand basin and a double step in shower cubicle with mains fed shower. There's a radiator and double glazed window.

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



Double glazed window to the rear and a radiator.

## Bedroom 4 11'5" x 8'7"



Double glazed window to the rear and a radiator.

## Family Bathroom



Fit with a low level WC, pedestal wash hand basin and a panelled bath. There are part tiled walls, radiator and double glazed window.

## Outside



There's a landscaped garden to the front with a driveway providing off street parking and access to the garage. Whilst to the rear there is a delightful garden laid mainly to lawn with a patio area and established borders.

## Garage 17'7" x 18'2"

With twin access doors the garage has a partial divide in the middle, the benefit of power and lighting and door to the utility.

## Important Notice 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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# MAIN ROOMS AND DIMENSIONS

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## Viewings

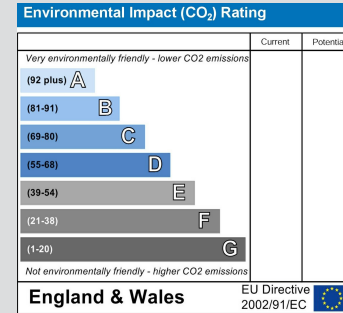
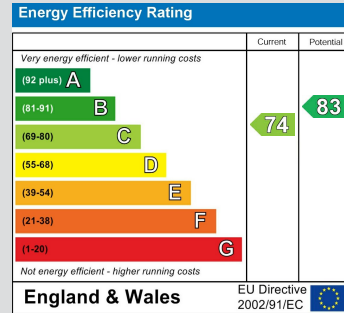
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

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

## Ombudsman

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