









A fabulous three bedroom semi-detached house with a stunning interior and the benefit of two driveways and a garage, situated within the ever popular Hastings Hill estate. Internally the stylish accommodation includes an entrance porch and an attractive hall with wood flooring and a staircase to the first floor. There is a lounge / diner enjoying a dual aspect and an impressive kitchen, fitted with an excellent range of units and a selection of integrated appliances. From the kitchen there is a door to a versatile room currently used as a play room that would also be ideal as a study, there is a useful utility and a cloakroom/wc. On the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there is a garden to the front with a driveway and to the rear a delightful garden with a lawn and patio, along with an additional driveway providing off street parking and access to a garage. Benefits of the property include gas central heating to radiators and UPVC double glazed windows. This location is well placed for local amenities, as well as offering excellent routes to surrounding areas and major road links including the A19. Viewing essential to appreciate this beautiful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite entrance door to

Entrance Porch



There are double glazed windows and a inner double glazed door leading through to the hall.

Hall



With a staircase to the first floor with an under stairs storage cupboard, attractive wood flooring and a radiator.

Lounge Diner 21'3" into bay x 13'3" into alcove narrowing to 10



This spacious room enjoys a dual aspect, double glazed bay window to the front and a double glazed patio door to the rear garden, there is wood flooring, two radiators and a door to the kitchen.

Kitchen 14'10" x 8'10"



A kitchen fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a double NEFF electric oven, a gas hob as well as an electric hob, a microwave, fridge and slim line dishwasher, there is a tile floor, tall feature radiator, double glazed windows to both the side and rear, a built in cupboard and a door to the playroom/study.

Playroom/Study 9'0" x 7'1"



The versatile space currently utilised as a playroom has a double glazed door to the front, radiator, double glazed window and a door to the utility.

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MAIN ROOMS AND DIMENSIONS

Utility 5'5" x 5'2"



Space is provided for the inclusion of a washing machine and a freezer, there is a door to the garage and a door to the cloakroom/WC.

Cloakroom/WC



Low level WC, mini wash hand basin set into vanity unit.

Bedroom 1 12'1" x 8'10" no inc robes



Double glazed window to the front radiator and fitted sliding door wardrobes.

First Floor Landing



With a double glazed window and doors to the three bedrooms and bathroom.

Bedroom 2 9'4" x 9'1" measurements no inc robes



Double glazed window to the rear, radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'9" x 7'10"



Double glazed window to the front and a radiator.

Bathroom



A superb contemporary bathroom with low level WC, wash hand basin set into vanity unit, a P shaped panel bath with mains fed shower over, there is a chrome ladder style radiator, tiled floor and part tiled walls and a double glazed window.

Outside



To the front of the property there is a driveway providing off street parking and a garden whilst to the rear there is a delightful garden with a lawned area and patio as well as an additional driveway access from the rear providing extra off street parking and access to the garage.

Garage 16'2" x 8'11"

Access via a roller door, the garage also has a double glazed door to the garden and an internal door to the utility room.

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 Part 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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Important Notice Part 2

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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

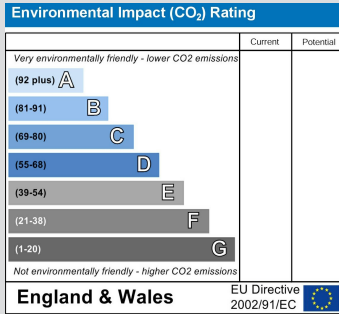
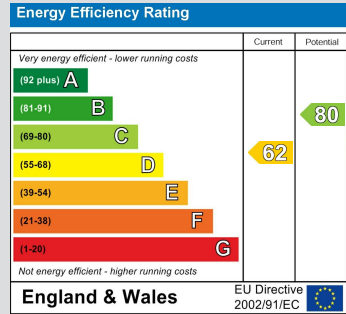
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MAIN ROOMS AND DIMENSIONS

Ombudsman

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

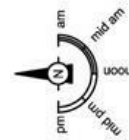


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Ground Floor
Approximate Floor Area
(55.94 sq.m)



First Floor
Approximate Floor Area
(40.56 sq.m)

114 Sevenoaks Drive