













A stunning, four bedroom detached home, significantly upgraded to an exceptional standard, to provide a beautiful, stylish home within this modern and highly sought-after development, known as Potters Hill. The superb accommodation is accessed via a reception hall with a staircase to the first floor. There is an impressive 19ft lounge, a fabulous 29ft open plan dining kitchen, fitted with an excellent range of quality units, breakfast bar and integrated appliances. From the kitchen there is access to a useful utility room and a cloakroom/wc. Completing the ground floor accommodation is a versatile room, currently a study that would be ideal as a family room or play room. To the first floor there is an exceptional, spacious master bedroom, featuring fitted wardrobes, French doors with a Juliet balcony and an en-suite shower room/wc. There are two further generous bedrooms, both with en-suite shower room/wc's and fitted wardrobes, a fourth bedroom and a family bathroom/wc. Externally there are wonderful, South facing landscaped gardens, double driveway and a garage. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. We highly recommend arranging a viewing to appreciate the quality of accommodation this exceptional home has to offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door.

### Reception Hall



Impressive reception hall with staircase to the first floor. Doors lead off to the lounge, dining kitchen and family room.

### Lounge 19'10" into bay x 10'11"



This spacious room has a double glazed bay window to the front, 2 radiator's and double doors connecting through to the dining kitchen.

### Dining Kitchen 29'0" x 9'7"



A stunning open plan dining kitchen fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating a breakfast bar and a one-and-a-half bowl sink and drainer unit. Integrated appliances include a double oven, hob, fridge, freezer, dishwasher and a wine cooler. There are double glazed French doors to the rear garden, double glazed window to the rear, 2 radiator's and a door to the utility.

### Utility 6'4" x 5'4"



With matching kitchen units; there is a wall and base unit, work surface and space is provided for the inclusion of a washing machine and a tumble dryer. There's an external door to the rear garden and internal door to the cloakroom WC.

### Cloakroom WC



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

### Family Room 15'11" x 7'6"



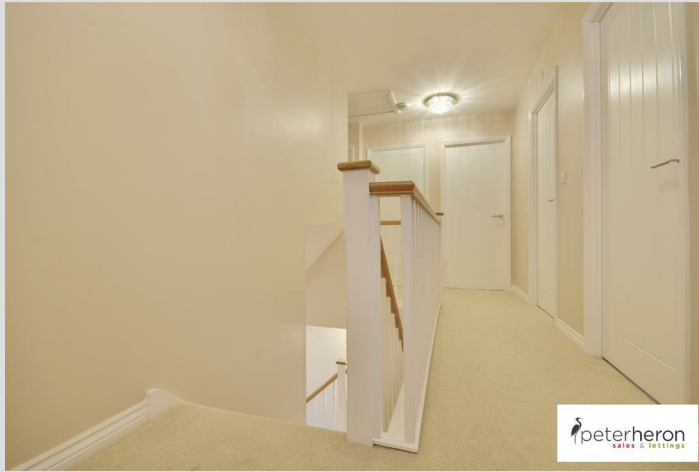
A versatile room currently utilised as a study, could also be ideal as a family room or playroom. There's a double glazed window to the front and a radiator.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## First Floor Landing



A spacious landing with a built in storage cupboard and a radiator, doors lead off to the bedrooms and family bathroom.

## Master Bedroom 16'11" narrowing to 10'3" x 16'7" narrowing to 8'1"



This impressive room has a double glazed French door to the front with a Juliet balcony, double glazed window to the front, 2 radiator's, fitted sliding door wardrobes with matching dressing table. A door connects through to the en-suite shower room.

## En-Suite Shower Room



Fitted with a low level WC, wash hand basin and there is a shower cubicle with mains fed shower. There's a radiator, tiled floor, part tiled walls and double glazed window.

## Bedroom 2 15'3" into bay and including fitted robes x 10'9"



Double glazed bay window to the front, radiator, fitted sliding door wardrobes and a door connects through to the en-suite shower room.

## En-Suite Shower Room 2



With a low level WC, wash hand basin and shower cubicle. There's a radiator, tiled floor, part tiled walls and double glazed window.

## Bedroom 3 9'11" x 10'4" maximum including fitted robes



Double glazed window to the rear, radiator, fitted sliding door wardrobes and a door to the en-suite shower room.

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# MAIN ROOMS AND DIMENSIONS

## En-Suite Shower Room 3



Fitted with a low level WC, wash hand basin and shower cubicle with mains fed shower. There's a radiator, tiled floor and part tiled walls.

## Bedroom 4 10'8" x 6'6"



Double glazed window to the rear and a radiator.

## Family Bathroom



Fit with a 3 piece suite comprising of a low level WC, wash hand basin and panelled bath. There are part tiled walls, tiled floor, radiator and double glazed window.

## Outside



There are delightful landscaped gardens to both the front and rear of the property, a double driveway and a single garage.

## 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

## Ombudsman

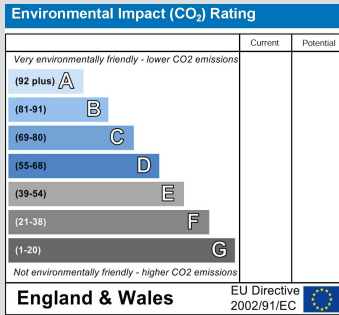
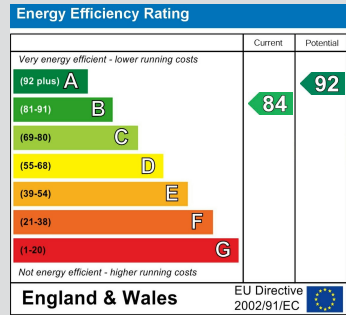
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# MAIN ROOMS AND DIMENSIONS

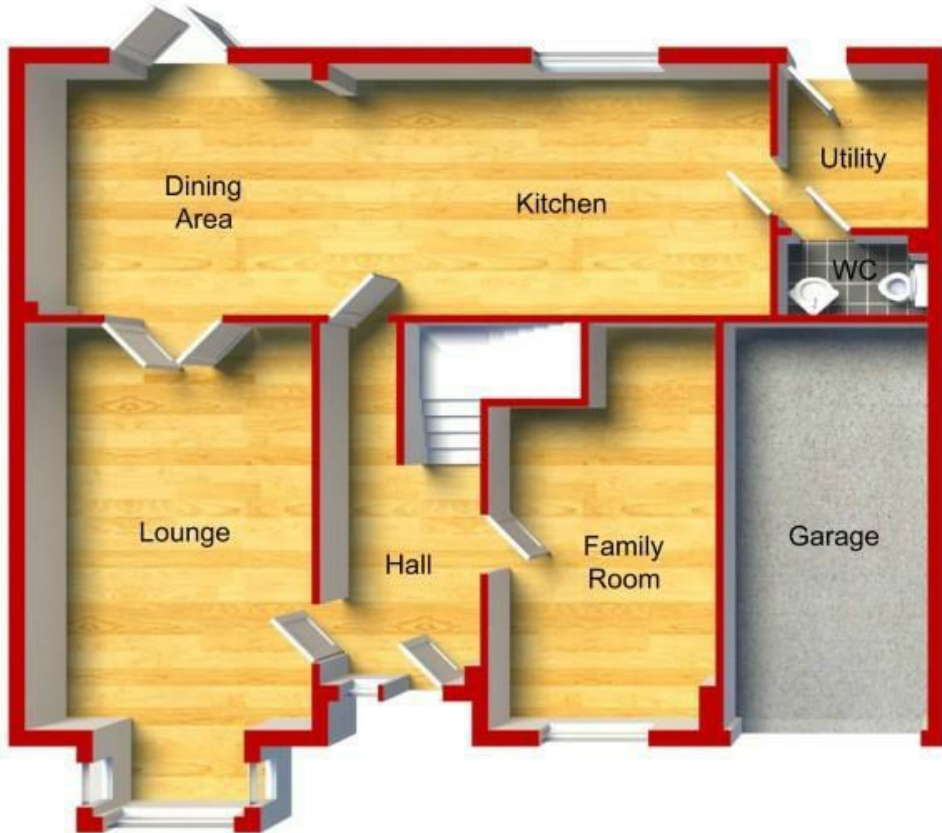
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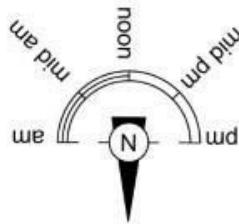




Ground Floor  
 Approximate Floor Area  
 (70.49 sq.m)



First Floor  
 Approximate Floor Area  
 (82.08 sq.m)



15 Betony Lane