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This fabulous three bedroom house, occupies a superb position within the sought after North Haven development. The property has been upgraded to a most impressive standard, providing stylish, ready to move into accommodation. Internally on the ground floor, the accommodation briefly includes an entrance hall, an attractive lounge through dining room with French doors to the rear garden and there is a superb modern fitted kitchen. From the kitchen, there is access to a useful utility / shower room/wc. On the first floor there are three well-proportioned bedrooms, one enjoying views towards the Marina and there is a stunning family bathroom/wc with walk in shower. Externally there is a generous block-paved driveway, an integral garage and a wonderful, low maintenance, landscaped garden to the rear. Located within this popular development, the property is ideally placed for local amenities, marina and sea front as well as offering excellent transport connections. We highly advise a detailed inspection to appreciate the standard of accommodation on offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door into the hall.

## Hallway



Attractive hall with part panelled walls, staircase to the first floor and a door to the lounge through dining room, there is also a door providing access into the garage.

## Lounge Through Dining Room 12'2" x 21'8"



This delightful room enjoys a dual aspect with a double glazed window to the front, double glazed French doors to the rear, part panelled walls, built in storage cupboard and a door to the kitchen.

## Kitchen 14'10" x 8'3"



Fitted with an excellent range of stylish units with work surfaces over incorporating a 1/2 bowl sink and drainer unit, integrated appliances include a double oven, electric hob, space has been provided for the inclusion of a fridge freezer, there is a double glazed window to the rear and a door to the utility/WC.

## Utility/Shower Room 7'10" x 7'0"



Space has been provided for the inclusion of a washing machine and tumble dryer, there is a radiator, low level WC, wash hand basin and a step in shower cubicle with a mains fed shower, part tiled walls.

## First Floor Landing



Part panelled walls, built in cupboard and doors leading off to the three bedrooms and bathroom.

## Bedroom 1 8'9" x 12'2"



Double glazed box bay window to the rear and a radiator.

## Bedroom 2 12'0" x 6'10"



Double glazed box bay window to the front providing views toward the marina and there is also a radiator and a built in wardrobe.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 8'3" x 12'0"



Double glazed window to the front, radiator and a built in cupboard.

## Bathroom



Impressive contemporary suite comprising a low level WC with concealed cistern, wash hand basin, a walk in shower with an electric shower, bath, ladder style radiator, tiled floor, part tiled walls and two double glazed windows.

## Outside



To the front of the property there is a generous block paved driveway providing parking as well as offering access to the integral garage with a roller shutter access door. To the rear there is an attractive low maintenance garden with artificial grass and a patio area.

## Views of the Marina



## Tenure FH

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

## Council Tax Band

The Council Tax is Band D.

## Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

## Important Notice

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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.

## Opening Times

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

## Ombudsman

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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## MAIN ROOMS AND DIMENSIONS

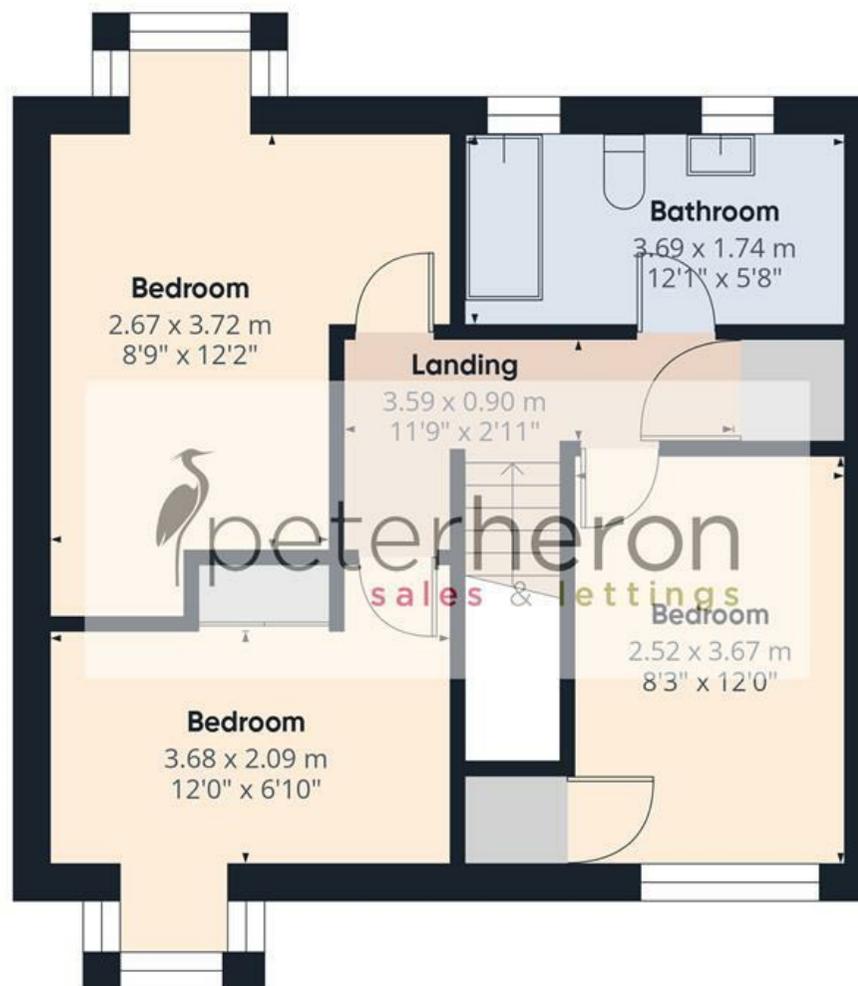


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Ground Floor



First Floor

Approximate total area

98 m<sup>2</sup>

1055 ft<sup>2</sup>



(1) Excluding balconies and terraces