















A superb detached home with an immaculate modern interior, occupying a superb cul-de-sac position within this attractive development. Internally the well-presented accommodation on the ground floor includes an entrance lobby, lounge and an inner hall with staircase to the first floor and a cloakroom/wc. There is a stunning kitchen / diner to the rear, fitted with an excellent range of units, a selection of integrated appliances and space for a dining table and chairs. On the first floor there is a master bedroom with en-suite shower room/wc, two further well -proportioned bedrooms and a family bathroom/wc. Externally there is a driveway providing off street parking, an integral single garage and to the rear a generous, lawned garden. The property is well positioned for local amenities as well as offering excellent links to major road connections. We highly recommend viewing, available with no upper chain involved.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Entrance Lobby

There is a radiator and a door connecting through to the lounge.

### Lounge 16'1" x 10'4"



With a double glazed window to the front, radiator and a door leading through to the inner hall.

### Inner Hall

With a radiator, staircase to the first floor and doors connecting off to the cloakroom/WC, garage and kitchen/diner.

## Cloakroom/WC



With a low level WC, mini wash hand basin and a radiator.

## Kitchen/Diner 18'9" x 7'6"



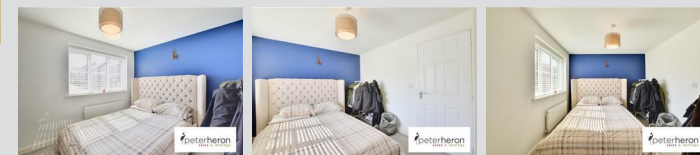
A superb open plan kitchen diner fitted with a range of contemporary wall and base units with work surfaces over, incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven, an electric hob with extractor chimney over and a washing machine, space has been provided for the inclusion of an American style fridge freezer, there is a double glazed window to the rear, double glazed door to the rear and a radiator.

## First Floor Landing



With a built in cupboard with a double glazed window to the side and doors leading off to the three bedrooms and bathroom.

## Master Bedroom 14'2" max x 9'5"



This spacious room has two double glazed windows to the front, a radiator and a door to the en suite.

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# MAIN ROOMS AND DIMENSIONS

## En Suite



Low level WC, pedestal wash hand basin and step in shower cubicle with mains fed shower, radiator and double glazed window.

## Bedroom 2 11'2" x 8'7"



Double glazed window to the rear and a radiator.

## Bedroom 3 9'10" x 7'10"



Double glazed window to the rear and a radiator.

## Bathroom



Three piece suite with a low level WC, pedestal wash hand basin with panel bath, radiator, part tile walls and double glazed window.

## Outside



There is a garden to the front with a driveway providing off street parking, a useful side access leading down to the generous rear garden that is laid mainly to lawn.

## Garage 16'0" x 7'10"

With main access door and an internal door to the inner hall.

## Council Tax Band

The Council Tax Band is Band D

## 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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# MAIN ROOMS AND DIMENSIONS

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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

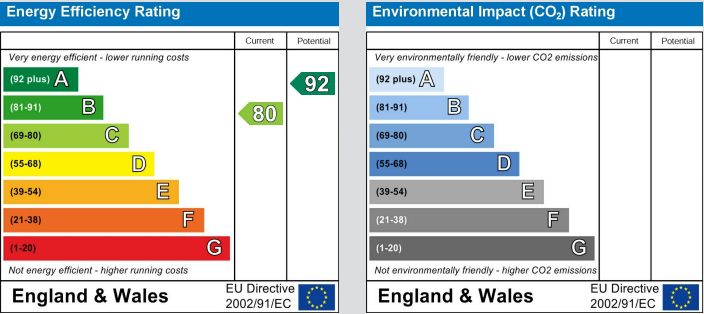
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

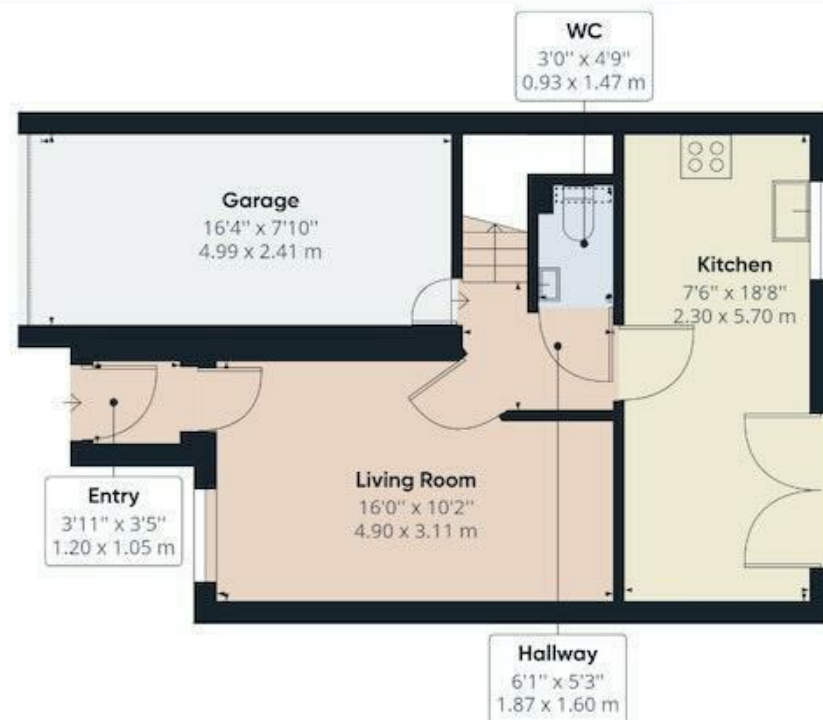
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

920.38 ft<sup>2</sup>

85.51 m<sup>2</sup>

Reduced headroom

1.51 ft<sup>2</sup>

0.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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