









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

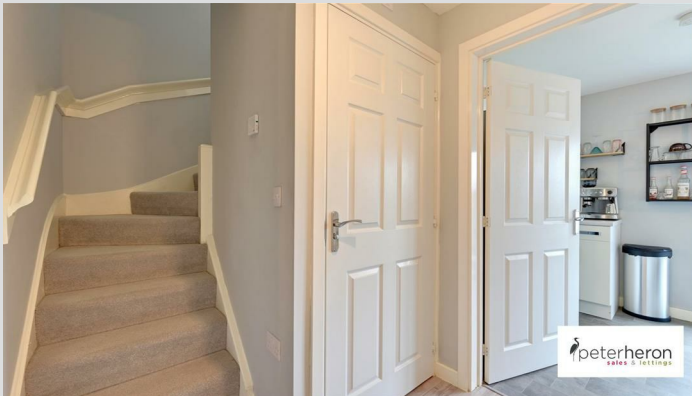
There is a radiator and a door connecting through to the lounge.

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.

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.

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MAIN ROOMS AND DIMENSIONS

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 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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron 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

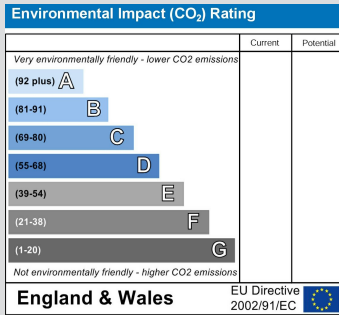
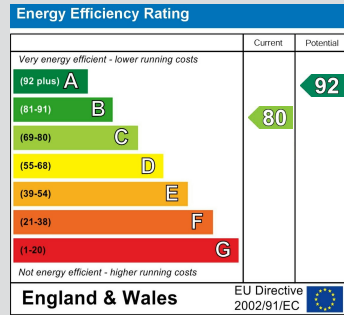
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MAIN ROOMS AND DIMENSIONS

Ombudsman

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



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