















This impressive four bedroom detached home provides beautifully presented accommodation within this attractive development. The immaculate interior on the ground floor includes a reception hall with a staircase to the first floor and a cloakroom/wc. There is a superb lounge that enjoys a dual aspect, a fabulous dining kitchen, fitted with an excellent range of stylish units and a useful utility. On the first floor there is a principal bedroom with a contemporary shower room/wc, three further well-proportioned bedrooms and a family bathroom/wc. Externally the property has a garden to the front with a driveway, an attached single garage and a generous garden to the rear. Laid mainly to lawn with a patio area. This location provides convenient access to local amenities, shopping facilities and schools as well as offering links to surrounding areas and major road links including the A19. We highly recommend viewing to appreciate this outstanding home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

### Reception Hall



Attractive hallway with staircase to first floor, tiled floor and radiator.

### Lounge 21'3" x 10'2"



Enjoying a dual aspect with double glazed French door to rear and double glazed window to front, and radiator.

### Dining Kitchen 21'3" x 12'5"



Enjoying a dual aspect with double glazed windows to both front and rear, tiled floor and two radiators.

## Kitchen

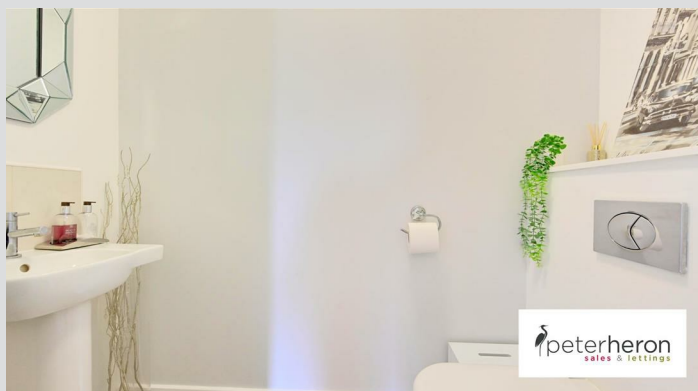
Fitted with an excellent range of contemporary units with luxury work surfaces over incorporating breakfast bar and 1 1/2 bowl sink and drainer unit, integrated appliances include double oven, gas hob and dishwasher, space for fridge freezer.

### Utility 6'9" x 5'2"



Fitted units and luxury work surface, space for washing machine, wall mounted boiler, tiled floor and door to rear garden.

### Cloakroom/WC



Low level WC with concealed cistern and washbasin, radiator.

### First Floor Landing



Built in cupboard.

### Bedroom 1 13'1" narrowing to 9'7" x 11'3"



Double glazed window to front and radiator. Door to en-suite.

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# MAIN ROOMS AND DIMENSIONS

## En-Suite Shower Room



Low level WC, pedestal washbasin and step in shower cubicle with mains shower, ladder style radiator, part tiled walls and double glazed window.

## Bedroom 2 11'3" x 10'5"



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

## Bedroom 3 9'8" x 10'11"



Double glazed window to rear and radiator.

## Bedroom 4 11'10" x 9'8"



Double glazed window to rear and radiator.

## Bathroom



Low level WC with concealed cistern, washbasin, panel bath with shower attachment, ladder style radiator, part tiled walls and double glazed window.

## Outside



Garden to the front with driveway providing off street parking and access to attached garage. Whilst to the rear there is a delightful generous garden laid mainly to lawn with patio area and a shed. EV car charger.

## 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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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 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

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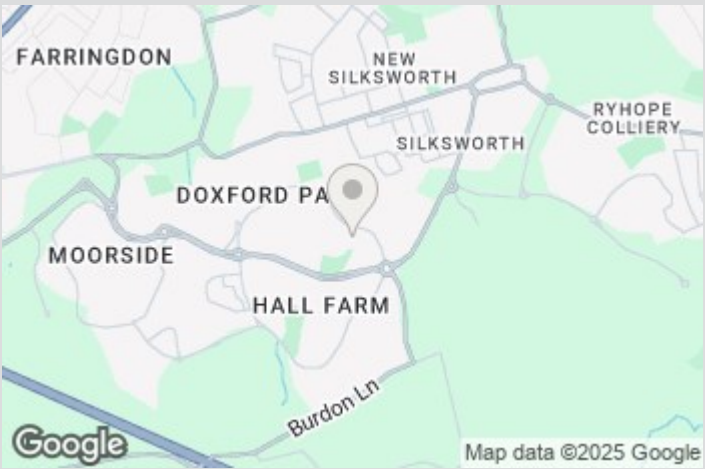
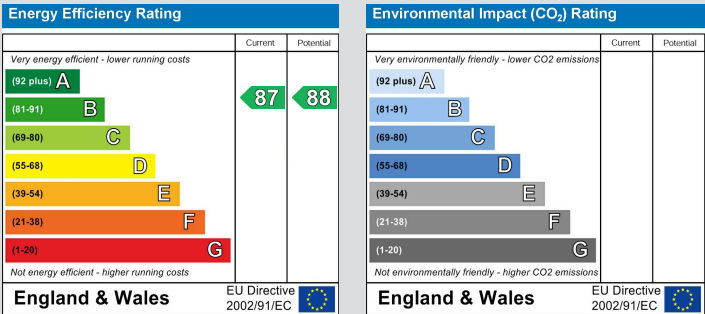
# MAIN ROOMS AND DIMENSIONS

## Opening Times

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

## Ombudsman

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



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