













This fabulous four bedroom semi-detached home has been significantly extended and remodelled to a most impressive standard. Internally the beautifully appointed accommodation is accessed via an entrance lobby, connecting through to a superb hall with a staircase to the first floor and walk in storage cupboard. There is a delightful lounge with a bay window opening through to a sitting area that in turn connects through to a stunning 26ft dining kitchen, fitted with an excellent range of contemporary units, a selection of integrated appliances, bi-fold doors to the rear garden and a vaulted ceiling with Velux windows, providing additional natural light. Completing the ground floor is a double bedroom with an outstanding en-suite bathroom/wc. To the first floor there are three well-proportioned bedrooms and a spacious shower room/wc. Externally there is a generous driveway to the front and to the rear a delightful, landscaped garden with a lawn and patio area. The property enjoys a pleasant position backing on Thompson Park and is ideally placed for local amenities, shops and schools as transport connections including Stadium of Light Metro Station. Available with immediate vacant possession and no upper chain involved, we highly advise a detailed inspection to appreciate the quality of accommodation this sensational home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

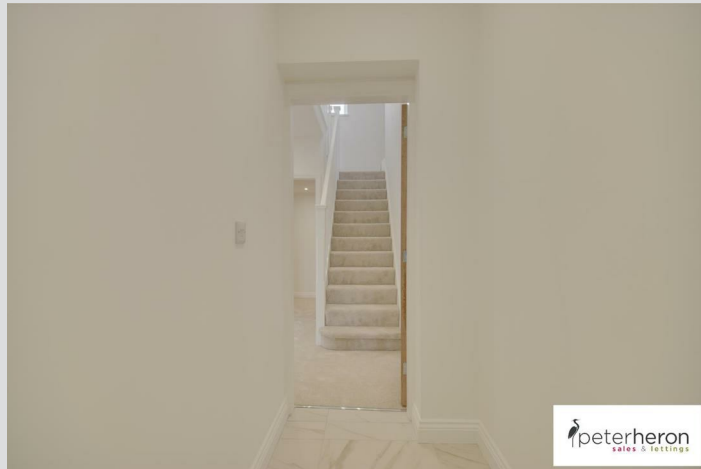
Access via entrance door to

### Entrance Lobby



Tiled floor and part glazed door leading through to

### Hall



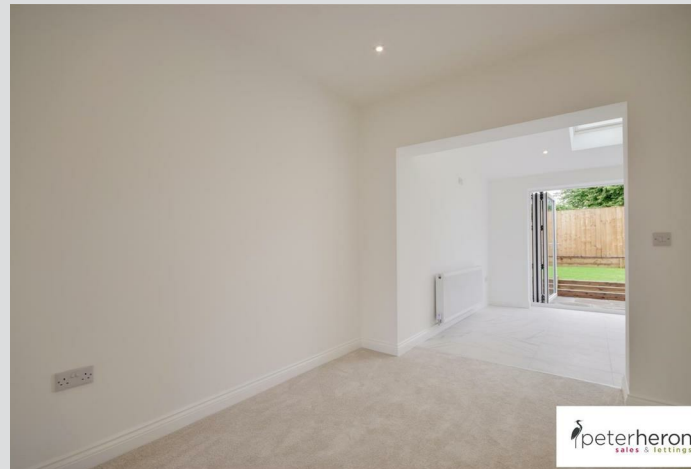
Staircase to first floor, spacious walk in storage cupboard.

### Lounge 13'11" into bay x 12'2" into alcove



Double glazed bay window to front, radiator and the room opens up into the sitting area.

### Sitting Area 8'10" x 8'7"



Radiator and the rooms open through into dining kitchen.

### Dining Kitchen 26'8" x 9'11"



A stunning open plan dining kitchen fitted with an excellent range of contemporary units with work surfaces over incorporating a breakfast bar and 1 1/2 bowl sink and

drainer unit, integrated appliances include and electric oven, electric hob with extractor over, microwave, fridge and freezer, space has been provided for a washing machine, the room features double glazed bi-folding doors to the rear garden, two double glazed windows to the rear, a vaulted ceiling with three Velux windows, radiator and tiled floor.

### Bedroom 1 13'3" x 10'10"



Double glazed window to front, radiator and door to en-suite.

### En-Suite



Spacious luxury suite comprising of a low level WC, washbasin set into vanity unit and a bath with tiled floor, part tiled walls, two double glazed windows.

### First Floor Landing



Double glazed window to rear.

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# MAIN ROOMS AND DIMENSIONS

**Bedroom 2 12'0" x 12'0" into alcove**



Double glazed window to front and radiator.

**Bedroom 3 10'10" not including recess x 9'5"**



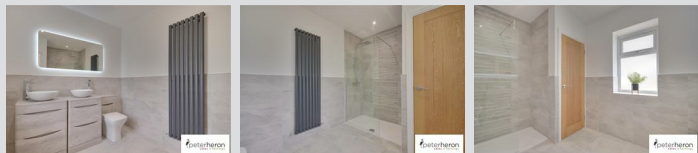
Two double glazed windows to front, radiator.

**Bedroom 4 9'10" x 8'10"**



Double glazed window to rear with views over the park, radiator.

## Shower Room



Contemporary suite comprising of a low level WC, twin washbasin sat on vanity unit, walk in shower with mains shower, tiled floor, part tiled walls, tall radiator and a double glazed window.

## Outside



Generous driveway providing off street parking whilst to the rear there is a delightful landscaped garden with lawn and patio area.

## Council Tax Band

The Council Tax Band is Band B.

## 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.

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## Sea Road Viewings

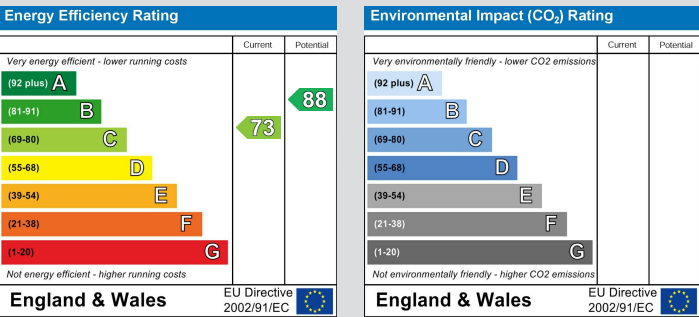
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

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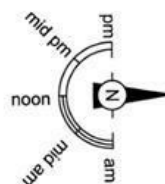
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Ground Floor  
Approximate Floor Area  
(79.35 sq.m)



First Floor  
Approximate Floor Area  
(49.92 sq.m)



23 Nawton Avenue