









A spacious and impressive four bedroom detached house, situated within this attractive modern development. The well appointed accommodation is accessed via a reception hall with a staircase to the first floor and a cloakroom/wc. Both the lounge and the dining kitchen enjoy dual aspects, the kitchen is fitted with a range of impressive units, a selection of integrated appliances and a breakfast bar. From the kitchen there is access to a useful utility. To the first floor there is a master bedroom with an en-suite shower room/wc, three further well-proportioned bedrooms and a modern family bathroom/wc. Externally there is long driveway, a single garage and a delightful rear garden, 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. Viewing highly recommended to appreciate this superb home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Reception Hall



Part panelled feature wall, radiator, staircase to first floor and built in storage cupboard.

Cloakroom/WC



Low level WC and pedestal washbasin, radiator.

Lounge 21'3" x 10'2"



Enjoying a dual aspect with double glazed window to front and double glazed French door to rear, two radiators, coving to ceiling.

Dining Kitchen 21'4" x 10'4" extending to 12'4"



Enjoying a dual aspect with double glazed window to front and rear, two radiators and coving to ceiling.

Kitchen Area



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating a breakfast bar, 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven and gas hob, dishwasher, space for fridge freezer, door connects through to utility.

Utility 6'9" x 5'2"



Fitted base units with work surface over, space for washing machine, radiator and door to rear garden. Wall mounted boiler.

First Floor Landing

Part panelled walls and built in cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 11'3" x 9'7" extending to 13'0"



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

En-Suite Shower Room



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

Bedroom 2 11'3" x 10'6"



Double glazed window to front, built in cupboard, coving to ceiling.

Bedroom 3 10'11" x 9'9"



Double glazed window to rear, radiator and coving to ceiling.

Bedroom 4 11'10" x 9'9"



Double glazed window to rear, coving to ceiling and radiator.

Bathroom



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

Outside



Long driveway providing off street parking and access to the single garage whilst to the rear there is a generous garden laid mainly to lawn with a patio area.

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.

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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

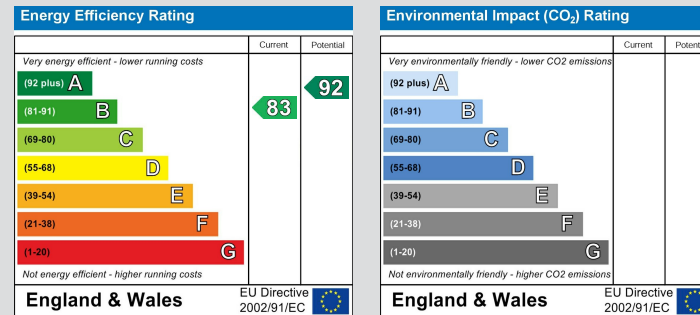
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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