









This stunning detached house has been comprehensively upgraded and remodelled to provide spacious accommodation, presented to an immaculate standard. Internally briefly comprising of a reception hall with a feature staircase to the first floor, a generous lounge with a media wall and a superb modern kitchen / diner, fitted with an excellent range of stylish units and patio doors to the rear garden. Completing the ground floor is a useful utility and an impressive bathroom/wc. To the first floor there are three bedrooms and a contemporary shower room/wc. Externally there is a garden to the front and a driveway, an attached store with remote control roller shutter access door and a delightful low maintenance garden to the rear. Occupying an attractive cul-de-sac position within this ever popular location, the property is ideally placed for local amenities, shops and schools as well as providing excellent links to surrounding areas and major road connections. We highly advise arranging a detailed inspection, to fully appreciate this exceptional home!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite entrance door.

## Reception Hall



Storage cupboard, 2x radiators and stairs to first floor storage under. Door to lounge.

## Lounge 16'8" x 16'1"



Double glazed bay window to front, double radiator and feature panel wall with built in electric fire. Double doors to kitchen/diner.

## Kitchen/Diner 9'1" x 23'5"



Range of modern walk and base units with wooden countertops over incorporating a 2 bowl under mount sink and drainer with mixer tap. Integrated double oven, electric hob and hood, microwave, fridge freezer and dishwasher. Double glazed window and sliding patio door to rear. Double radiator and door to utility.

## Utility 7'5" x 6'6"



Wall and base units with countertops over providing space for a washing machine and tumble dryer. Radiator. Double glazed window to rear and door to bathroom.

## Bathroom



Low level WC, washbasin and freestanding bath, LED mirror, chrome heated towel rail and double glazed window to rear.

## First Floor Landing



Double glazed window to side and radiator.

## Bedroom 1 12'1" x 10'1"



Double glazed window to front, double radiator and built in mirrored fronted sliding door wardrobes.

## Bedroom 2 8'11" x 13'1"



Double glazed window to rear and double radiator.

## Bedroom 3 7'4" x 7'6"



Double glazed window to front, radiator and storage cupboard. Access point to loft.

## Shower Room 5'5" x 10'1"



Low level WC and washbasin vanity unit, walk in waterfall dual head shower, LED mirror, heated towel rail and double glazed window to rear.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Outside



Attractive rear garden with low maintenance artificial grass and side gate to access front. Generously sized block paved driveway to front providing off street parking and a useful store accessed via an electric roller shutter.

## Council Tax Band

The Council Tax Band is Band C.

## 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

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
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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](http://peterheron.co.uk)

## Opening Times

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

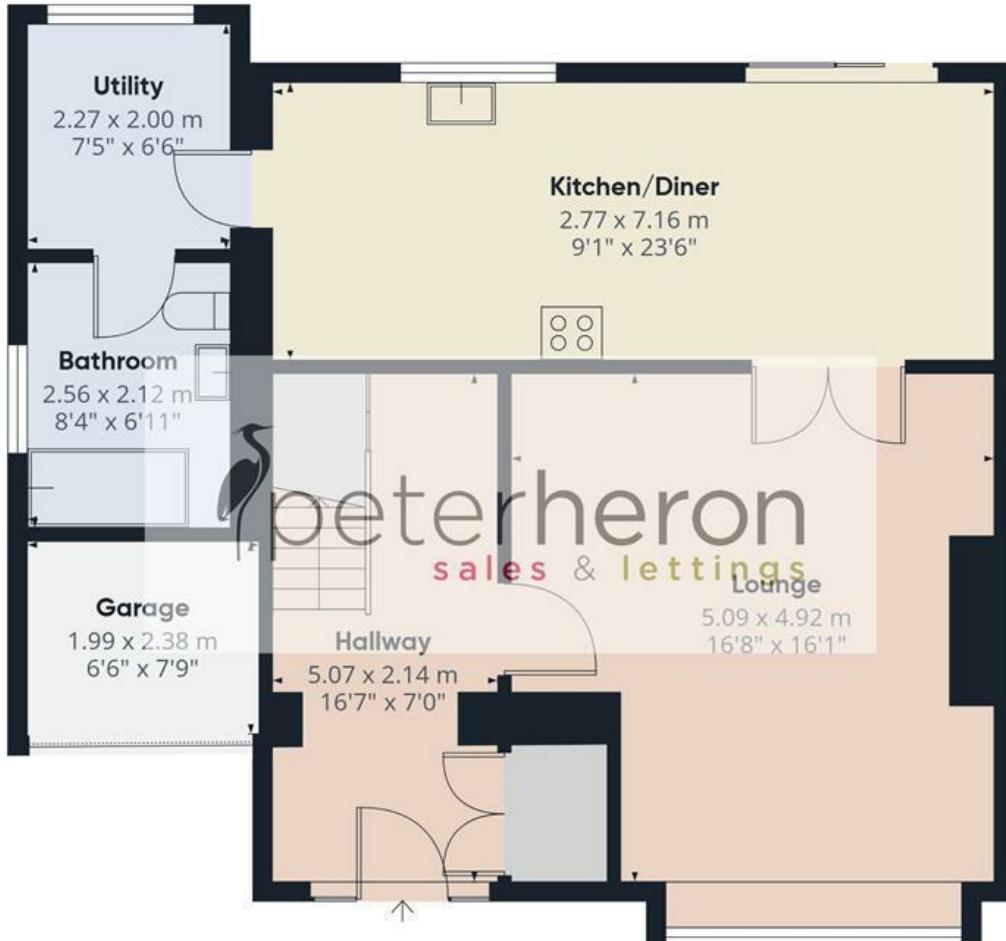
## Ombudsman

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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

112.3 m<sup>2</sup>

1210 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.