

This four bedroom semi-detached house, has been extended to create spacious and versatile accommodation within this ever popular area of Silksworth. Internally the well-presented accommodation on the ground floor includes an entrance porch, an attractive lounge and a dining room with French doors to a rear decked area. There is a fitted kitchen and a downstairs wc, along with a double bedroom, that if required could be utilised as an additional reception room. On the first floor there are three generous bedrooms, a box room / study and a family bathroom/wc, incorporating a shower cubicle. Externally there is a garden to the front with a driveway whilst to the rear there is a lawned garden with decked area. This convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. We highly recommend early viewing to appreciate the accommodation on offer!



# MAIN ROOMS AND DIMENSIONS

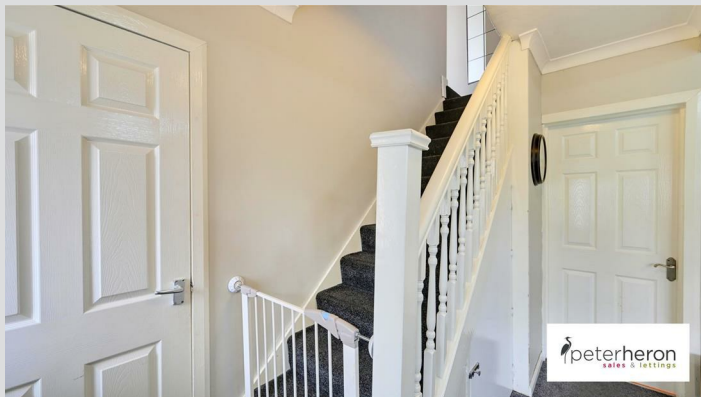
## Ground Floor

Access via Composite door.

## Entrance Porch

Inner UPVC door to hall.

## Entrance Hall



Staircase to first floor with storage under.

## Lounge 12'6" x 11'6"



Double glazed bay window to front, radiator, built in shelving and door to dining room.

## Dining Room 14'10" x 9'6"



UPVC double glazed French doors to rear, storage cupboard and radiator.

## Rear Hall

Door to WC and opens out into kitchen.

## Kitchen 10'11" x 6'7"



Wall and base units with working surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated oven and five burner gas hob, extractor hood, space for fridge freezer, dishwasher and washing machine. Double glazed window and UPVC door to rear.

## Family Room/Bedroom 4 15'3" x 10'10"



Double glazed bay window to front and radiator.

## First Floor Landing

Double glazed window to front and radiator.

## Bedroom 1 11'11" x 10'11"



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

## Bedroom 2 11'7" x 11'3"



Double glazed window to front and radiator.

## Bedroom 3 11'6" x 10'10"



Double glazed window to rear, radiator and storage cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Dressing Room/Study 6'1" x 5'6"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin, panel bath and walk in shower cubicle, radiator and double glazed window.

## Outside



Garden to the front with a driveway whilst to the rear there is a generous laid mainly to lawn with a decked 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 - 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

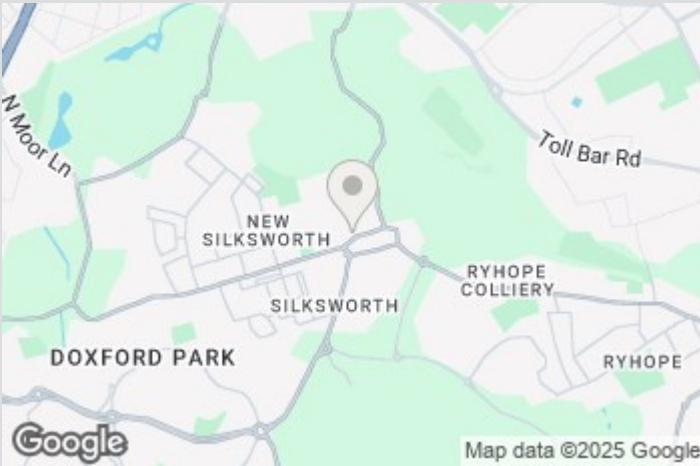
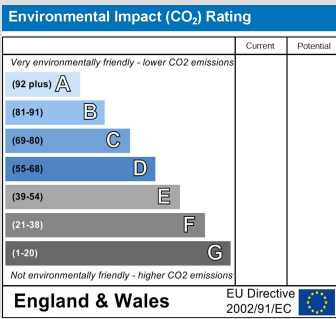
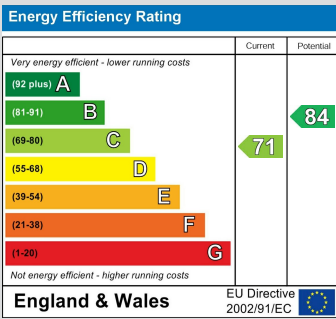
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

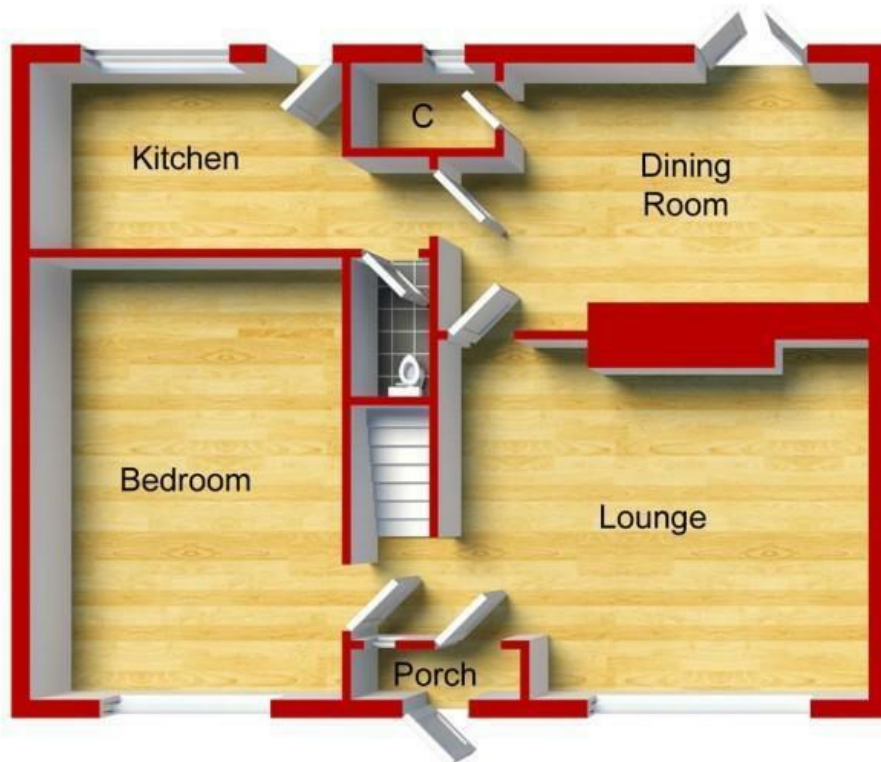
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



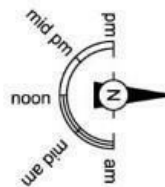
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Ground Floor  
Approximate Floor Area  
(63.80 sq.m)



First Floor  
Approximate Floor Area  
(62.68 sq.m)

28 Maple Avenue