













An attractive four bedroom detached home occupying a superb plot within this ever popular and convenient location. Internally the accommodation is accessed via an entrance hall with staircase to the first floor and a cloakroom/wc. There is a generously proportioned lounge, opening through to a dining room, conservatory overlooking the garden and a modern breakfasting kitchen. On the first floor there are four well-proportioned bedrooms and an impressive contemporary family bathroom/wc. Externally, to the front of the property there is a lawned garden with a substantial driveway providing ample off street parking and access to a detached garage whilst to the rear is a garden with a lawn and patio. The property is ideally placed for access to local amenities, shopping facilities and schools as well as offering excellent access to Doxford International Business Park and major road connections. Viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

## Entrance Hall



There is a double glazed window, radiator, staircase to the first floor and doors leading off to the cloakroom/WC, lounge and breakfasting kitchen.

## Cloakroom/WC



WC, mini wash hand basin, radiator and double glazed window.

## Lounge 14'8" x 10'11"



This spacious room has a double glazed bow window to the front, radiator, feature fireplace and an archway leading through to the dining room.

## Dining Room 10'11" x 9'6"



Part glazed door connecting through to the conservatory, a radiator and a door to the breakfasting kitchen.

## Conservatory 10'5" x 8'10"

With a double glazed French door leading out onto the patio there are double glazed windows overlooking the garden, tiled floor and a radiator.

## Breakfasting Kitchen 16'4" x 9'5" extending to 12'9"



Fitted with wall and base unit with work surface over incorporating a sink and drainer unit, integrated appliances include an electric oven, electric hob, a fridge and a dishwasher, space has been provided for the inclusion of a washing machine, there a double glazed windows to the side and rear, a radiator and a door to the rear garden.

## First Floor Landing

With door to the four bedrooms and family bathroom.

## Bedroom 1 11'6" x 11'2"



Double glazed window to the front, radiator and built in wardrobe.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 11'7" x 9'8"



Double glazed window to the front and a radiator.

## Bedroom 3 9'10" x 8'2"



Double glazed window to the rear and a radiator.

## Bedroom 4 9'10" x 6'7"



Double glazed window to the rear and a radiator.

## Family Bathroom



Fitted with a contemporary suite comprising of a low level WC, wash hand basin set into vanity unit and P shaped panel bath with electric shower as well as a shower attachment, there is a tall feature radiator, double glazed window and tiled walls.

## Outside



The property occupies a superb plot with a generous block paved driveway to the front providing ample off street parking and access to a detached garage, there is also a lawned garden to the front and to the rear, a garden with a lawned area and a patio.

## 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 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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# MAIN ROOMS AND DIMENSIONS

particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

## Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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## Fawcett Street Viewings

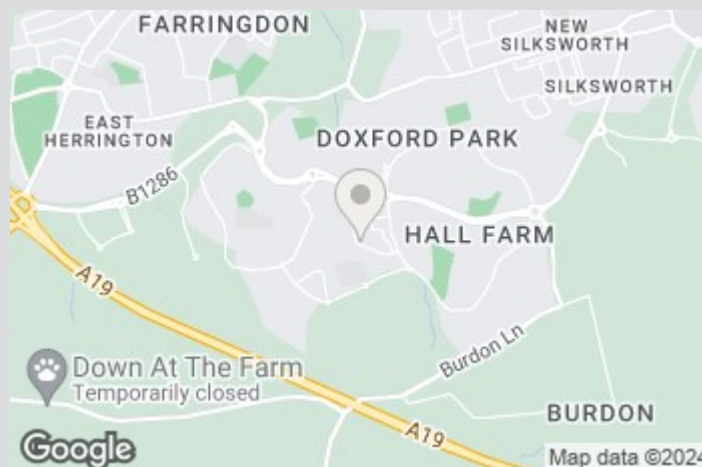
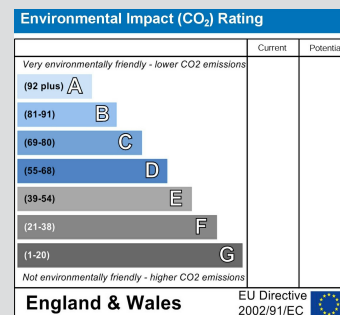
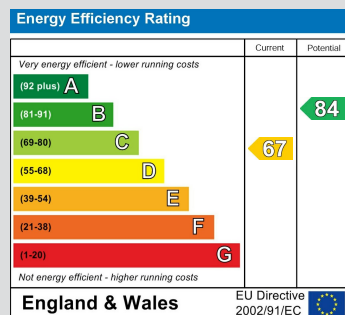
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

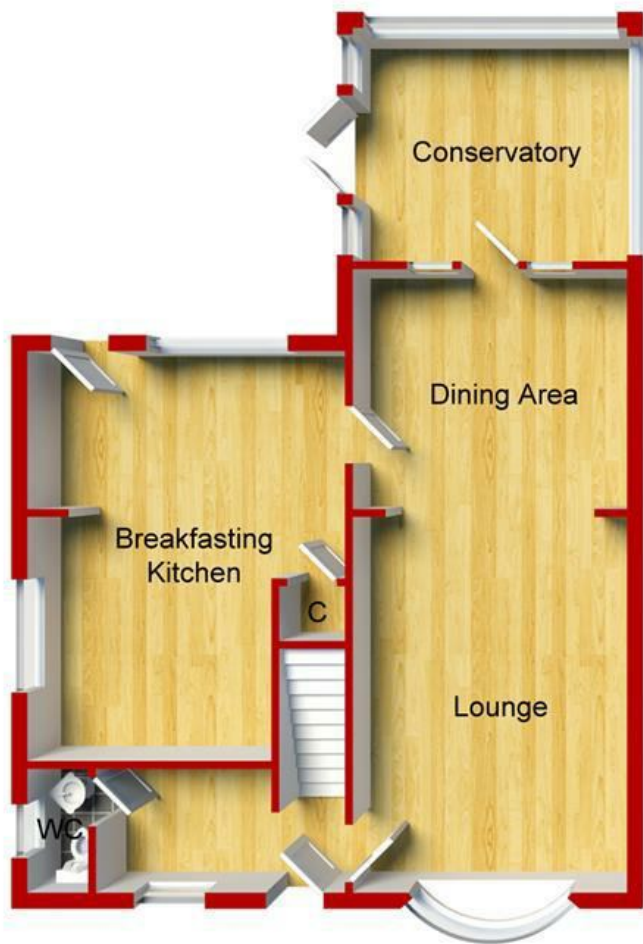
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Ground Floor  
Approximate Floor Area  
(61.85 sq.m)



First Floor  
Approximate Floor Area  
(49.12 sq.m)

