









A stunning, significantly extended four bedroom semi-detached home occupying a superb generous cul-de-sac plot, situated in this sought-after residential area, available with no upper chain involved. Internally the immaculate accommodation is accessed via an entrance porch leading through to a hall with cloakroom/wc and staircase to the first floor. There is a spacious lounge, a fabulous kitchen fitted with an excellent range of units, granite worksurfaces and high end integrated appliances, opening through to a superb dining / family room with bi-fold doors, leading out on to a decked area. Completing the ground floor accommodation is a useful utility, accessed from the kitchen. On the first floor there is a spacious master bedroom with windows to two sides, fitted wardrobes and a luxury en-suite shower room/wc. There are three further bedrooms and a modern family bathroom/wc, incorporating a shower cubicle. Externally there is a driveway providing ample off street parking, a detached garage and wonderful mature gardens to the side and rear with a lawned area, established planting, patio, decked area and two sheds. This ever popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Early viewing is essential to fully appreciate the stylish interior, well-proportioned rooms, beautiful garden and excellent location of this exceptional home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a double glazed entrance door.

Entrance Porch

Double glazed window and a composite door into the hall.

Hall



A superb hall with wood flooring, staircase to first floor and a radiator. Doors connect off to the cloakroom WC, lounge and the hall opens through into the kitchen.

Cloakroom WC



With a low level WC and a mini wash hand basin set into vanity unit. There's wood flooring and tiled walls.

Lounge 14'10" into alcove x 15'2"



This spacious room has a double glazed window to the front, radiator and a fireplace with an electric fire.

Kitchen 16'10" x 8'8"



Fitted with an excellent range of quality wall and base units with granite work surfaces over incorporating a one-and-a-half bowl inset sink unit. Integrated appliances include a Neff double electric oven, Neff induction hob with a Neff extractor over and there is a Neff dishwasher and a Lamona microwave. Space has been provided for the inclusion of an American Style fridge freezer and a wine cooler. There's wood flooring, built in cupboard, door to the utility and the room opens through into the dining/family room.

Dining/Family Room 21'4" x 12'10"



This stunning room with bi-folding doors leading out to the decked area, radiator, double glazed window to the front and wood flooring.

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MAIN ROOMS AND DIMENSIONS

Utility 8'10" x 5'5"



With fitted wall and base units with work surfaces over incorporating a sink unit. Space has been provided for the inclusion of a washing machine and tumble dryer. There's a double glazed door to the rear, wood flooring, wall mounted boiler and a radiator.

First Floor Landing



A spacious landing with doors to the 4 bedrooms and family bathroom.

Master Bedroom 18'2" narrowing to 10'6" x 12'10" narrowing to 5'9"



A spacious and impressive room with 2 double glazed windows to the front, double glazed window to the side, 2 radiator's and fitted wardrobes. A door leads to the en-suite shower room.

En-Suite Shower Room



A luxury en-suite shower room with a low level WC with concealed cistern, wash hand basin set into vanity unit and a step in shower cubicle with mains fed shower. There are tiled walls, double glazed window and a radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'9" x 13'3" including fitted wardrobes



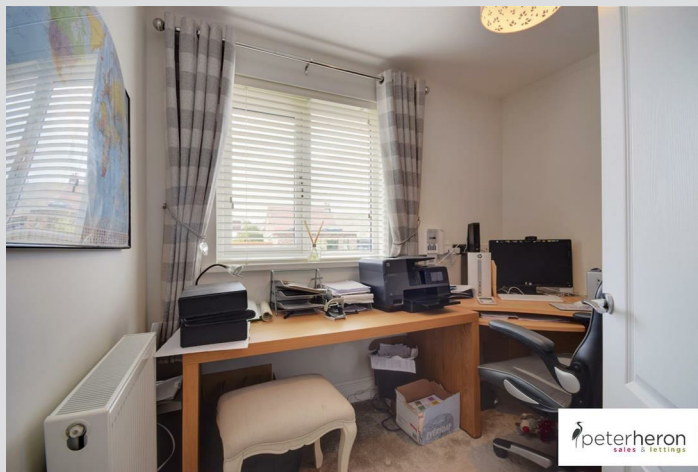
2 double glazed windows to the front, radiator and fitted sliding door wardrobes.

Bedroom 3 11'5" x 10'10"



Double glazed window to the rear, radiator and mirror fronted sliding door wardrobes.

Bedroom 4 8'7" x 8'3"



Currently being utilised as a study, this room has a double glazed window to the front and a radiator.

Family Bathroom



With a low level WC with a concealed cistern, wash hand

basin set into vanity unit, panelled bath and step in shower cubicle with a mains fed shower. There are tiled walls and floor, double glazed window and a radiator with heated towel rail.

Outside



The property has a driveway providing ample off street parking facilities and access to a single garage. There are delightful gardens to the front, side and rear of the property with a lawned area, patio, decked area, established planted borders and the benefit of 2 storage sheds, 1 of brick construction and 1 of timber.

Important Notice 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

be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice 2

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Viewings

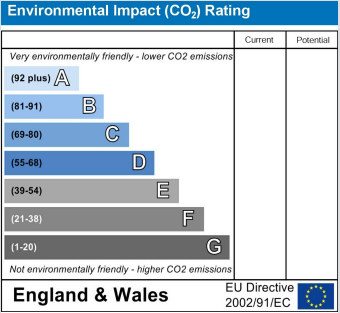
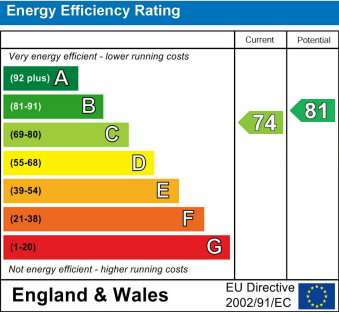
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

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

Ombudsman

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Ground Floor
Approximate Floor Area
(74.26 sq.m)



First Floor
Approximate Floor Area
(70.07 sq.m)

4 Lynford Gardens