















An attractive double fronted four bedroom semi detached home with an additional room to the ground floor being ideal for home office workers, this splendid home features attractive internal decor throughout and has accommodation comprising reception hall, lounge, dining room, home office/study, kitchen, four first floor bedrooms, en-suite and bathroom. Externally there is a double drive to the front and spacious mature lawned gardens to the rear. conveniently situated within the fashionable suburb of east Herrington close to an excellent range of amenities including good schools the A19, Doxford International and Nissan, this delightful home carries a very competitive asking price and which can be fully appreciated upon internal inspection.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Door leading into entrance hall.

## Entrance Hall

Staircase to first floor landing, 2 x Victorian style radiators, wood effect laminate flooring, coved cornicing to ceiling and storage cupboard.

## Lounge 18'1" x 11'11" (into recess)



Decorative coved cornicing to ceiling, double glazed bay window to the front, Victorian style radiator, gas fireplace with tiled surround and open plan into the dining room.

## Dining Room 9'4" x 11'6"



Decorative coved cornicing to ceiling, Victorian style radiator and double glazed French style patio doors leading to the rear garden.

## Home Office/Study 18'2" x 6'4"



This versatile room has coved cornicing to ceiling, radiator, double glazed window to the front and wood effect laminate flooring.

## Kitchen 13'0" x 9'4"



Fitted with base and eye level units with work surfaces over incorporating sink and drainer unit. Space is provided for the inclusion of a washing machine, tumble dryer, cooker, extractor hood and fridge freezer. There is also a radiator and double glazed window to the rear.

## First Floor Landing



# MAIN ROOMS AND DIMENSIONS

**Bedroom 1 13'11" x 8'6"**



Radiator, double glazed window to the front, storage cupboards and coved cornicing to ceiling.

**Bedroom 3 8'8" x 6'4"**



Radiator, double glazed window to the front, coved cornicing to ceiling and a storage cupboard.

**En-Suite**



Fit with low level WC, floating wash hand basin, step in shower cubicle, radiator and double glazed window.

**Bedroom 2 9'4" x 10'0"**



Radiator, double glazed window to the rear and fitted wardrobes.

**Bedroom 4 15'10" x 6'4"**



Coved cornicing to ceiling, radiator, double glazed window to the rear, storage cupboard and door leading to an en-suite.

**Family Bathroom**



Fit with low level WC, roll top bath, pedestal wash hand basin, step in shower cubicle, radiator, tiled walls and flooring and double glazed window.

# MAIN ROOMS AND DIMENSIONS

## Outside



To the front of the property there is a block paved driveway providing off street parking and mature shrubs, whilst to the rear there are patio seating areas, mature shrubs and borders a manicured lawn and a storage shed.

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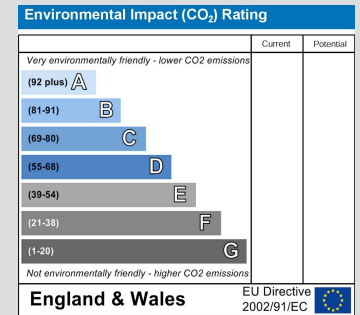
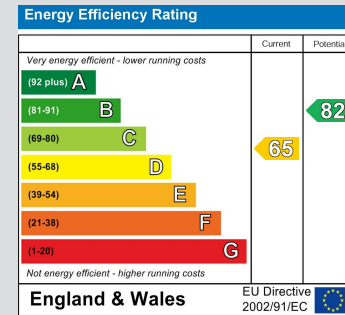
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