









This stunning three bedroom semi-detached home has been comprehensively upgraded and modernised throughout by the current owners to an exceptional standard. Internally the immaculate accommodation on the ground floor includes a hall and a fabulous open plan lounge, dining area and contemporary kitchen whilst to the first floor there are three bedrooms and an impressive modern bathroom/wc. Externally there is a generous drive to the front and there is a delightful garden to the rear, laid mainly to lawn with a patio area. This ever popular area of Silksworth provides easy access to all local amenities, shops and schools as well as offering transport links to surrounding areas. Externally there is a generous driveway to the front whilst to the rear is garden laid mainly to lawn with a decked area and patio. Viewing is essential to appreciate the quality of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance door into hallway.

Hallway



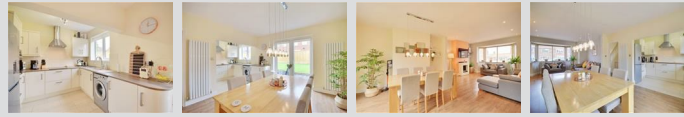
Double glazed window to the front, radiator, staircase to first floor and door to lounge.

Lounge 12'5" x 12'10" (into bay and alcoves)



Double glazed bay window to the front, radiator and open plan into dining kitchen.

Dining Kitchen 12'10" x 11'2" plus 9'4" x 6'6"



This stunning open plan space with kitchen area, fitted with contemporary wall and base units with work surfaces over incorporating one-and-a-half bowl sink and drainer unit. Integrated appliances include electric oven and hob with extractor over, there is space provided for the inclusion of a fridge freezer and a washing machine. There are double glazed French doors leading out to the rear patio area and a double glazed window.

First Floor Landing

Double glazed window to the side and doors connecting off to the 3 bedrooms and family bathroom.

Bedroom 1 14'2" x 10'11" (into alcoves)



Double glazed window to the front and a radiator.

Bedroom 2 9'7" x 12'2" (into alcove)



Double glazed window to the rear and a radiator.

Bedroom 3 8'10" x 8'8" (max)



Double glazed window to the front and a radiator.

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MAIN ROOMS AND DIMENSIONS

Family Bathroom



Fitted with a superb modern suite comprising of low level WC, pedestal wash hand basin and a p-shaped panelled bath with mains fed shower over, chrome ladder style radiator, part tiled walls and double glazed window.

Outside



To the front of the property there is a generous driveway providing off street parking whilst to the rear there is a delightful garden laid mainly to lawn with a patio area and there is also a useful brick built store.

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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Important Notice Part 2

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Fawcett Street Viewings

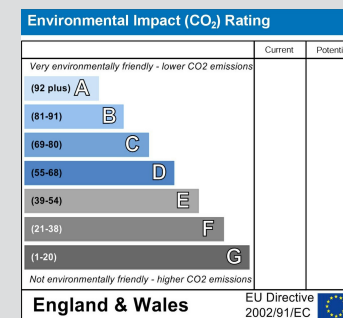
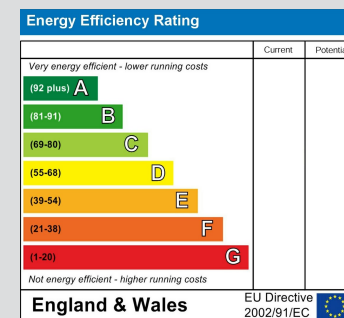
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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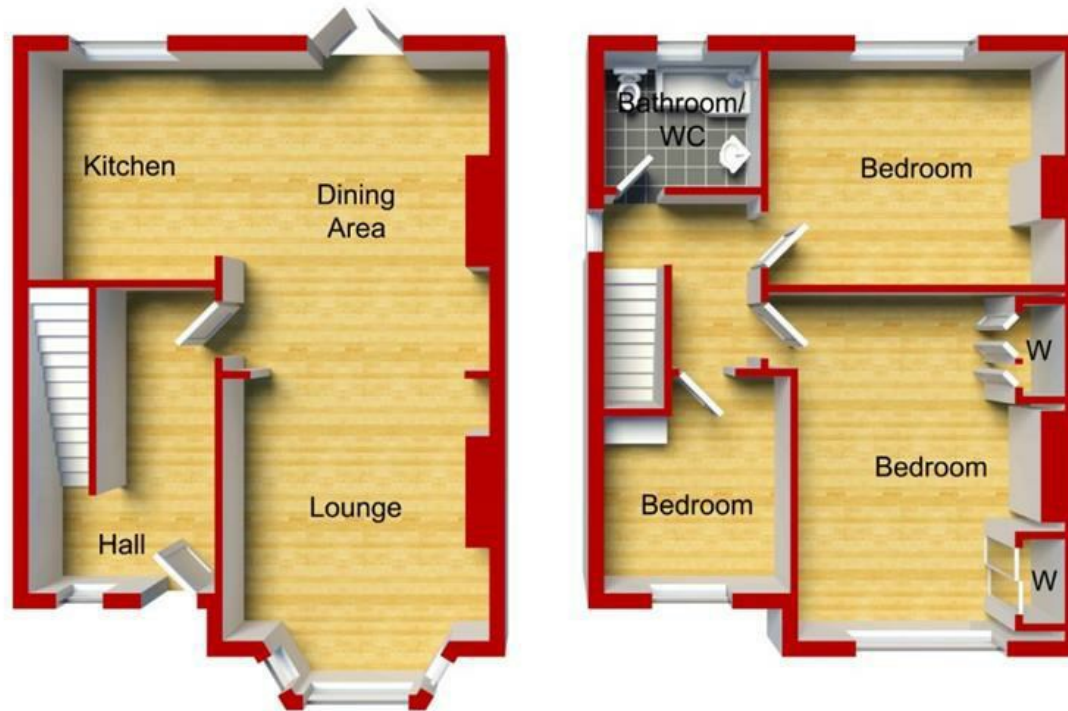
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MAIN ROOMS AND DIMENSIONS



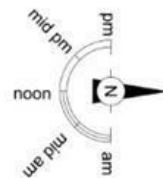
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Ground Floor
Approximate Floor Area
(43.28 sq.m)

First Floor
Approximate Floor Area
(43.28 sq.m)



56 Vicarage Road