













A stunning four bedroom detached house with an upgraded, stylish interior, situated within this sought after modern development, constructed by Miller Homes. Internally the immaculately presented accommodation is accessed via a reception hall with staircase to the first floor and a cloakroom/wc. There is attractive lounge to the front and to the rear a fabulous dining kitchen with bi-folding doors to the rear patio, an excellent range of units and a selection of integrated appliances. From the kitchen there is access to a useful utility. On the first floor there is a family bathroom/wc and there are four excellent bedrooms, all with fitted wardrobes and two featuring en-suite shower room/wc's. Externally there is a garden to the front with a double width driveway providing off street parking and access to an integral single garage whilst to the rear is a wonderful, landscaped garden with lawned area, patio and raised planted borders. The property is well placed for all local amenities, shops and schools as well as the stunning nearby coastline. We highly advise arranging a detailed inspection, to fully appreciate the location and impressive standard of accommodation this home has to offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door to

### Reception Hall



Radiator, Amtico flooring and staircase to first floor.

### Cloakroom/WC



Low level WC and washbasin, Amtico flooring and radiator.

### Lounge 16'2" into bay x 10'6"



Double glazed bay window to front and two radiators.

### Dining Kitchen 22'6" x 10'10"



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include a double Zanussi electric oven, Zanussi induction hob with extractor over, dishwasher, fridge and freezer and microwave. Slimline style wine cooler. Amtico flooring, two radiators, bi-folding doors leading onto rear patio area, double glazed window to rear. Door to utility.

### Utility 9'3" maximum x 5'6"



Fitted base units with work surface over, space for washing machine and tumble dryer, radiator, Amtico flooring and door to rear garden and internal door to garage.

### First Floor Landing

Built in cupboard and radiator.

### Master Bedroom 13'8" x 10'2"



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

### En-Suite Shower Room



Low level WC, washbasin and step in shower cubicle with mains shower, Bespoke fitted mirror, ladder style radiator, Amtico flooring, part tiled walls and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 10'7" x 8'7" not inc fitted wardrobes or recess



Double glazed window to front, radiator, fitted sliding door wardrobes, built in cupboard.

## En-Suite Shower Room



Low level WC, washbasin and step in shower cubicle with mains shower, Bespoke fitted mirror, ladder style radiator, Amtico flooring, part tiled walls and double radiator.

## Bedroom 3 10'9" x 9'3" not including wardrobes



Double glazed window to rear, radiator and fitted sliding door wardrobes.

## Bedroom 4 9'10" max including fitted robes x 9'8"



Double glazed window to rear, radiator and fitted sliding door wardrobes.

## Family Bathroom



Low level WC, washbasin and panel bath, ladder style radiator, part tiled walls, Amtico flooring and double glazed window.

## Outside



Garden to the front with a double width driveway providing off street parking and access to GARAGE, whilst to the rear there is a delightful garden with lawned area, patio and raised planted borders.

## Garage 19'4" x 9'10"

Integral garage with up and over access door, the garage benefits from power and lighting, wall mounted boiler and internal door to utility room.

## Council Tax Band

The Council Tax Band is Band E.

## 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

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## Important Notice Part 2

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## Fawcett Street Viewings

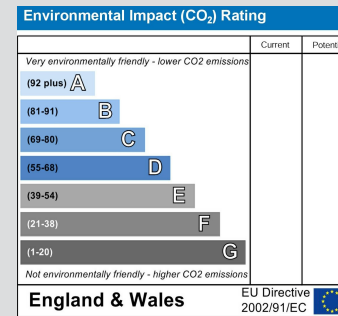
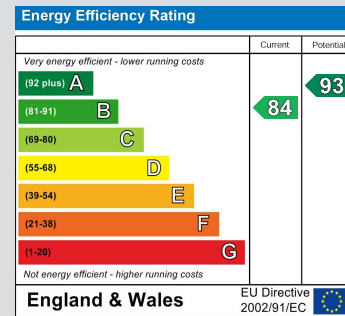
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

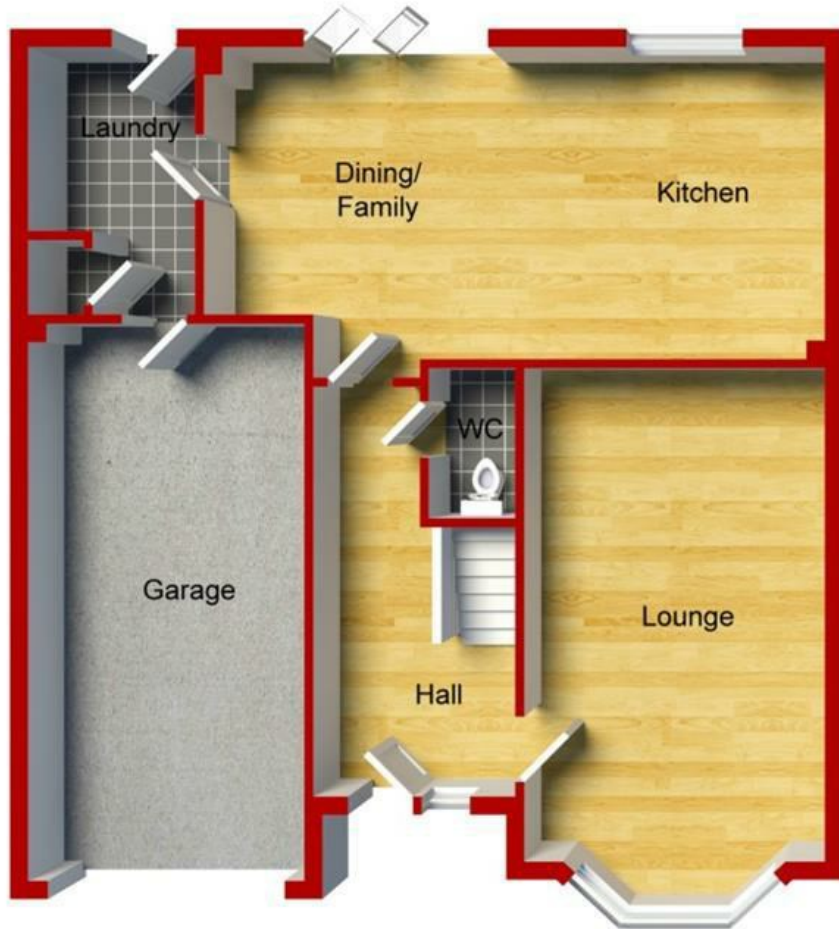
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Ground Floor  
Approximate Floor Area  
(75.92 sq.m)



First Floor  
Approximate Floor Area  
(72.14 sq.m)

## 6 Redmill Close