









This larger style 3 bed semi detached property set within the heart of this highly fashionable Hastings Hill estate conveniently situated along the A19 corridor and being ideal for commuting, this tastefully appointed home is sure to set pulses racing. Internal accommodation is spread across 2 floors and comprises entrance porch, reception hall, lounge, dining room, kitchen, 3 first floor bedrooms and a bathroom whilst externally there are gorgeous mature gardens to the rear which occupy a sunny position whilst to the front there is a lawned garden, driveway and attached garage. Benefitting from gas central heating and UPVC double glazing the property offers comfortable accommodation throughout and deserves immediate internal inspection to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC entrance door into porch.

Entrance Porch

UPVC double glazed windows and inner door to entrance hall.

Reception Hall

Radiator, staircase to first floor landing and storage cupboard.

Lounge 25'1" x 11'1"



Double glazed window to the front, a radiator and covered corning to the ceiling, open plan to the dining room.

Dining Room



Double glazed French style doors leading to rear garden, a radiator and covered corning to the ceiling.

Kitchen 13'5" x 7'10"



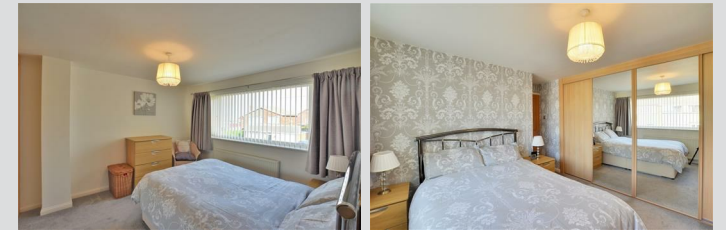
Fitted with base and eye level units with work surfaces over incorporating stainless steel sink and drainer unit. Space is provided for a fridge, dishwasher and cooker. There is a radiator, double glazed window to the rear and an integrated extractor hood and a door leading into the garage.

First Floor Landing



Double glazed window, access to the loft via a hatch and a storage cupboard.

Bedroom 1 13'3" x 12'0" (max)



Radiator, double glazed window and fitted sliding door wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'9" x 13'0" (into fitted wardrobes)



Fitted wardrobes, radiator and double glazed window.

Bedroom 3 8'7" x 7'10"



Double glazed window to the front, a radiator and fitted wardrobes.

Bathroom



Fitted with low level WC, pedestal wash hand basin and panelled bath with shower had over, radiator and double glazed window.

Outside



There is a block paved driveway to the front leading to an attached garage providing off street parking and a well maintained lawn with planted borders. To the rear of the property there is an enclosed mature garden with a manicured lawn, patio seating area and established borders and shrubs.

Garage

Space for off street parking and separate utility area fitted with base units, sink and wall mounted boiler. Space and plumbing provided for washing machine and tumble dryer.

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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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

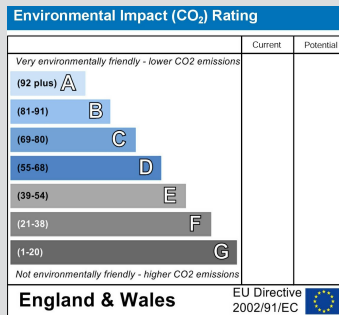
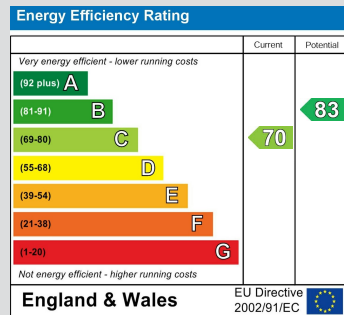
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



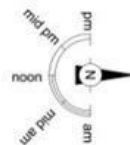
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Ground Floor
Approximate Floor Area
(45.79 sq.m)

First Floor
Approximate Floor Area
(45.79 sq.m)



70 Sevenoaks Drive