















A stunning and significantly extended home providing spacious and stylish accommodation. Internally the accommodation includes an attractive lounge, opening through to a dining room that in turn leads through to a fabulous dining kitchen fitted with contemporary units, a vaulted ceiling and French doors to the garden. There is a versatile room, currently used as family room that would be suitable for variety of other uses and there is a useful utility and downstairs wc. On the first floor there are three, double bedrooms and an impressive family bathroom/wc with a shower area. There is an excellent loft space with Velux windows. Externally there are attractive gardens to the front and rear. This convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. We highly advise early viewing to appreciate this outstanding home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC entrance door into lounge.

## Lounge 18'2" x 12'4" into recess



A superb room with a double glazed window to the front, radiator, staircase to the first floor and the room opens into the dining room.

## Dining Room 9'8" x 8'5"



Radiator, door to utility and the rooms opens into the kitchen.

## Dining Kitchen 26'8" x 8'7"



A fabulous open plan room with three Velux windows, two double glazed windows to the rear and double glazed French doors to the rear decked area. The kitchen is fitted with an excellent range of stylish wall and base units with worksurface over incorporating a sink unit. Integrated appliances include an oven and hob with extractor hood over and there is space for a fridge freezer.

## Family Room 20'4" x 8'5"



Double glazed window to the front, radiator and a door to the utility.

## Utility 7'8" x 9'9"



Base unit incorporating with worksurface incorporating a sink unit. There is a radiator and a door to the WC.

## WC



Low level WC and mini wash hand basin set into vanity unit.

## First Floor Landing

## Bedroom 1 11'4" x 14'11" into fitted wardrobes



Double glazed window to the front, fitted wardrobes and a radiator. Door leading to fixed steps up to the loft space.

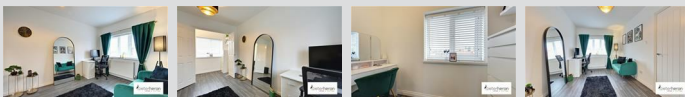
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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 13'3" max x 8'9"



Double glazed window to the front, radiator and walk in dressing area.

## Bedroom 3 10'9" x 9'0"



Double glazed window to the rear and storage cupboard.

## Bathroom



An impressive, contemporary suite with low level WC, wash hand basin set into floating vanity unit, open shower with shower head over and bath. Double glazed windows, chrome ladder style radiator and tiled walls.

## Loft Space

Sloping ceiling with Velux windows, floored and boarded out.

## Outside



Lawned gardens to the front whilst to the rear there is an attractive garden with a lawn and decked areas.

## Council Tax Band

The Council Tax Band is Band A.

## 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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of

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## Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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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

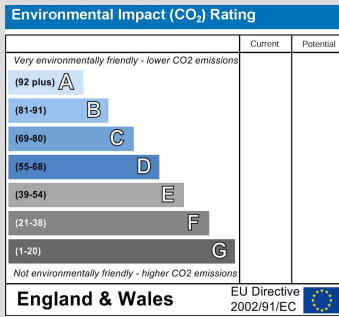
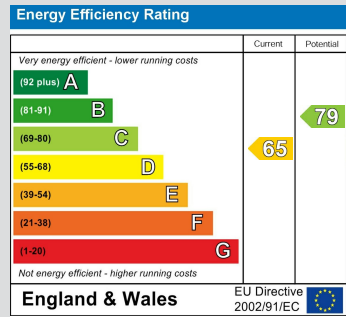
## Ombudsman

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

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