









Rare Opportunity! An extended four bedroom detached home, enjoying a delightful position on Nursery Road overlooking open fields to the rear. Internally the well appointed accommodation on the ground floor is accessed via an entrance porch leading through to an attractive hall with staircase to the first floor. There is a spacious sitting room, lounge with dual aspect, dining room overlooking the rear garden and an impressive breakfasting kitchen, fitted with an excellent range of stylish units and a selection of integrated appliances. Completing the ground floor accommodation is a useful utility and a cloakroom/wc. To the first floor there are four well-proportioned bedrooms and a modern family bathroom/wc, incorporating a shower cubicle. Externally to the front of the house there is a generous block-paved driveway providing off street parking, an attached garage and to the rear a beautiful south facing garden with a lawn, patio and established planting. This popular and convenient location is ideally placed for local amenities, shopping facilities and schools as well as offering excellent transport links to surrounding areas. With no upper chain involved, we highly recommended arranging a viewing to appreciate this superb home and to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

There are double glazed windows and an inner double glazed door leading through to the hall.

Hall



With a staircase to the first floor, understairs cupboard, radiator and a door connecting through to the sitting room.

Sitting Room 8'9" x 18'6" into bay + 8'11" x 7'7"



This superb room has a double glazed bay window to the front, two radiator, feature fireplace, wood flooring and doors connecting off to the lounge, the dining room and the breakfasting kitchen.

Lounge 21'7" x 10'9" widest point narrowing to 5'9"



This room enjoys a dual aspect with double glazed window to the front, double glazed French door leading out to the rear patio area, wood flooring and a radiator.

Dining Room 17'11" x 8'7"



An attractive and versatile room that is currently being utilised as a dining room with two double glazed bow windows to the rear providing a delightful aspect over the garden and open fields beyond, there is also an additional double glazed window to the side.

Breakfasting Kitchen 16'5" x 7'9" + 8'7" x 5'3"



Kitchen is fitted with a range of stylish modern wall and base units with work surface over, incorporating a sink and drainer unit, integrated appliances include a double oven, microwave, gas hob and a dishwasher. Space has been provided for the inclusion of a fridge freezer, there is a

double glazed window to the rear, double glazed French door to the rear garden, radiator and doors connecting off to the cloakroom WC and utility.

Cloakroom/WC



Low level WC and pedestal wash hand basin, there is built in cupboard providing storage space and housing the central heating boiler.

Utility 7'4" x 4'1"



With fitted wall and base units with work surface over,

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MAIN ROOMS AND DIMENSIONS

incorporating a sink and drainer unit, space has been provided for the inclusion of a washing machine and there is a double glazed window to the front.

First Floor Landing



Doors leading off to the bedrooms and bathroom.

Bedroom 1 10'9" x 11'1" max measure inc fitted robe



Double glazed window to the rear with delightful views over the garden and open fields beyond, there is also a radiator and fitted wardrobes.

Bedroom 2 6'9" not inc recess x 15'1" approx measure irregul



Two double glazed windows to the front, radiator and built in wardrobe.

Bedroom 3 11'6" not inc robes x 7'3"



Double glazed window to the rear providing delightful views with a radiator and fitted wardrobes.

Bedroom 4 10'4" not inc robes x 8'9"



Double glazed window to the rear providing delightful views, there is a radiator and fitted wardrobes.

Family Bathroom



Fitted with a modern suite comprising a low level WC with concealed cistern, wash hand basin set on to a vanity unit, free standing bath and a step in shower cubicle with electric shower. There is a tiled floor, tiled walls, a feature radiator and two double glazed windows.

Outside



To the front of the property there is a lawned garden with mature shrubs, a generous block paved driveway providing off street parking, an attached garage and at the rear there is a beautiful south facing garden backing onto open fields, the garden has a lawned area, patio and established planting.

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MAIN ROOMS AND DIMENSIONS

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band D

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:-

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Important Notice Part 2

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Fawcett Street Viewings

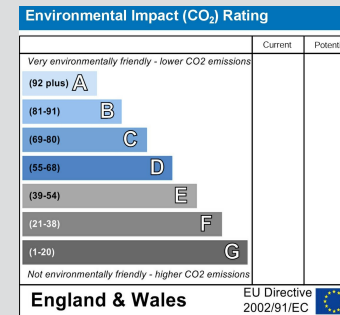
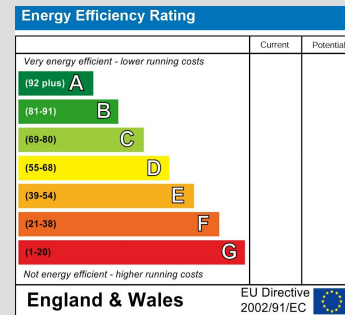
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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