









An exceptional four bedroom detached house with a stunning interior within this small, exclusive development. The impressive accommodation is accessed via a superb reception hall with staircase to the first floor and a cloakroom/wc. There is an 18ft delightful lounge, a versatile room that would make an ideal family room or play room and a fabulous, extended high specification dining kitchen. The kitchen is fitted with an excellent range of units, luxury worksurfaces, feature island unit and high end appliances. In the dining area there is underfloor heating and floor to ceiling windows providing exceptional views over the garden, as well as two sets of French doors to the patio area. On the first floor is a wonderful master bedroom with luxury en-suite shower room/wc, three further well-proportioned bedrooms and a modern family bathroom/wc, incorporating a shower cubicle. To the front of the property is a garden with driveway providing off street parking and access to the double garage with twin remote control access doors whilst to the rear is a beautiful, established garden with a lawn, patio and mature borders. This popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Available with no upper chain involved, we advise early viewing, to avoid disappointment and to fully appreciate this outstanding home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via timber entrance door with stain/lead glass detailing to

Reception Hall



Radiator and staircase to first floor.

Cloakroom/WC



Low level WC and washbasin set into vanity unit, radiator and stain/lead glass window.

Lounge 18'6" into bay x 10'11" into alcove



Square style bay window to front, this impressive room has a period style radiator, wood burning stove and part panelled walls to the alcoves and chimney breast.

Family Room 10'4" x 9'4"



A versatile room being utilised as a playroom. Window to rear and radiator.

Dining Kitchen 22'3" x 15'3"



The kitchen fitted with wall and base units with luxury work surfaces over, integrated appliances include a Mila oven, a Mila hob and Mila extractor over, there is a feature island unit with breakfast bar.

MAIN ROOMS AND DIMENSIONS

Dining Area



Tiled floor with underfloor heating, radiator and tall windows providing a delightful aspect over the garden and two sets of French doors leading out onto the patio area.

Utility Room 12'4" x 6'9"

Fitted with wall and base units with work surfaces over incorporating a sink and drainer unit, space for washing machine and tumble dryer, radiator, window and internal door to garage.

First Floor Landing



This spacious landing has a window to the front, radiator and built in cupboard.

Bedroom 1 17'10" x 11'8" extending to 17'11" into recess

This room is currently undergoing some refurbishment has enjoys a dual aspect with windows to front and rear, two radiators and door to en-suite.

En-Suite

Low level WC, washbasin and walk in shower with mains shower over, chrome ladder style radiator, tiled floor and window.

Bedroom 2 16'4" x 11'0"



Feature corner window, radiator and further window to the side.

Bedroom 3 11'1" x 15'3"



Window to rear and radiator.

Bedroom 4 9'5" x 10'4"



Window to the rear and radiator.

Family Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit, panel bath and separate shower cubicle with ladder style radiator and window.

Outside



Lawned garden to the front with hedged boundary, a

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MAIN ROOMS AND DIMENSIONS

generous driveway providing off street parking and access to the garage, there is a useful side access to the wonderful rear garden. The gardens have a lawned area, patio and mature planted borders.

Garage 18'0" width x 18'8" long

Double with garage with twin remote control doors, window, wall mounted boiler, tiled floor, power and lighting and door to rear garden as well as internal door to utility.

Council Tax Band

The Council Tax Band is Band G.

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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Fawcett Street Viewings

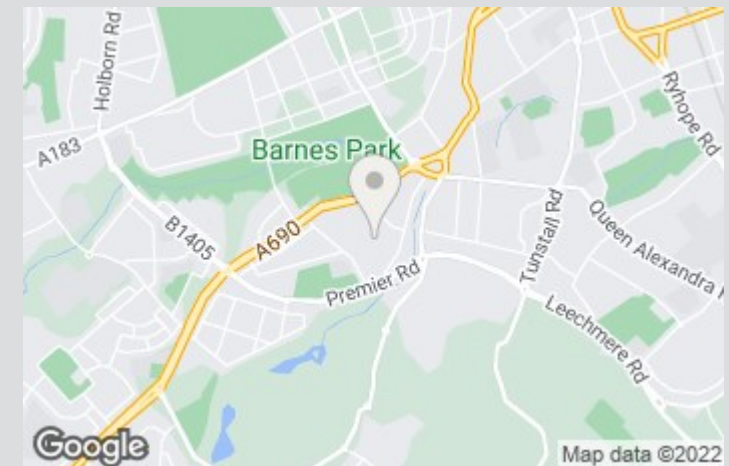
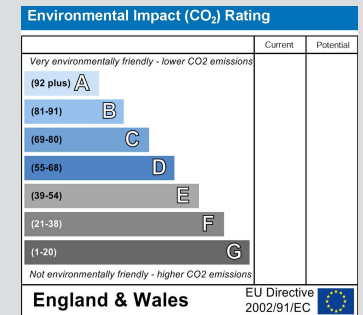
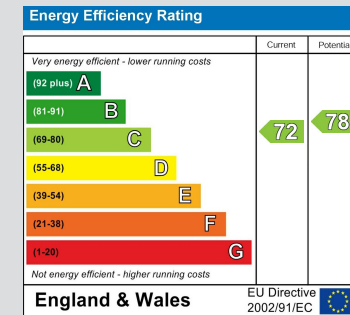
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

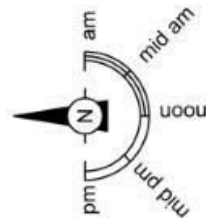
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Ground Floor
Approximate Floor Area
(83.38 sq.m)



First Floor
Approximate Floor Area
(98.32 sq.m)

9 Thomas Hawksley Park