









This superb surprisingly spacious three bedroom detached bungalow occupies a secluded plot, set behind a gated entrance offering a fabulous open plan living and family area with contemporary kitchen. Internally the impressive accommodation is all on one level and includes an entrance hall, stunning open plan lounge/kitchen and dining area and a separate sitting room with French doors to the decked area. There is a master bedroom with a luxury en-suite shower room, two further well-proportioned bedrooms and a superb modern main bathroom. Externally there is a driveway providing off street parking, a generous garage and gardens to the front, side and rear. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. Priced to sell and with no upward chain, the property should be viewed as matter of urgency to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via entrance door to

### Entrance Hall



This spacious hallway has a single glazed window, radiator and doors leading to inner hall and open plan lounge/dining and kitchen area.

### Open Plan Lounge 18'7" x 12'4" plus 26'2" x 10'8"



An impressive open plan lounge, dining and kitchen with the kitchen fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating a breakfast bar and 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven and electric hob

with extractor over, fridge freezer and slimline dishwasher. Double glazed windows to three sides providing generous amounts of natural light, two radiator and door to sitting room.

### Dining Area



### Kitchen



### Sitting Room 15'3" x 11'6"



Double glazed French door leading out into rear decked area and a radiator. Door to garage.

### Inner Hall

Radiator and doors leading off to the three bedrooms and bathroom, Loft access hatch.

### Bedroom 1 14'1" x 15'9"



Double glazed window to side, radiator and door to en-suite.

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# MAIN ROOMS AND DIMENSIONS

## En-Suite Shower Room



Fitted with a contemporary suite comprising of a low level WC, pedestal washbasin and walk in shower, attractive tiled walls and floor, radiator and double glazed window.

## Bedroom 2 15'5" x 9'2"



Two double glazed windows to side and radiator.

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



Double glazed window to side and radiator.

## Bathroom



Contemporary suite with low level WC, twin washbasins set into vanity unit and panel Spa style bath, tiled walls, radiator and double glazed window.

## Outside



There is a driveway access via a gated entrance providing off street parking and access to the GARAGE. There are delightful sun drenched gardens to the front side and rear. To the rear there is an attractive garden with artificial lawn and timber decked seating areas perfect for Alfresco dining and entertaining. Hot and cold water taps. Electric sockets.

## Garage 15'5" long x 16'0" wide

The garage is accessed via an electric up and over door, there is space for the inclusion of a washing machine. Internal door to sitting room.

## Satellite Image of the Plot



## Council Tax Band

The Council Tax Band is Band E.

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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.

## 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

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

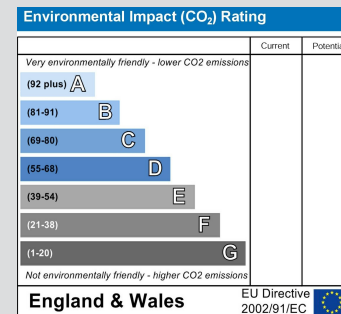
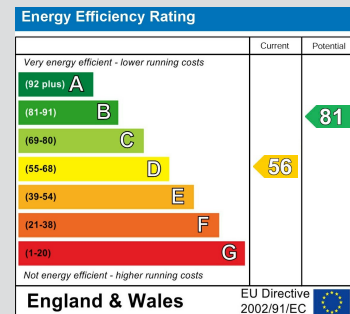
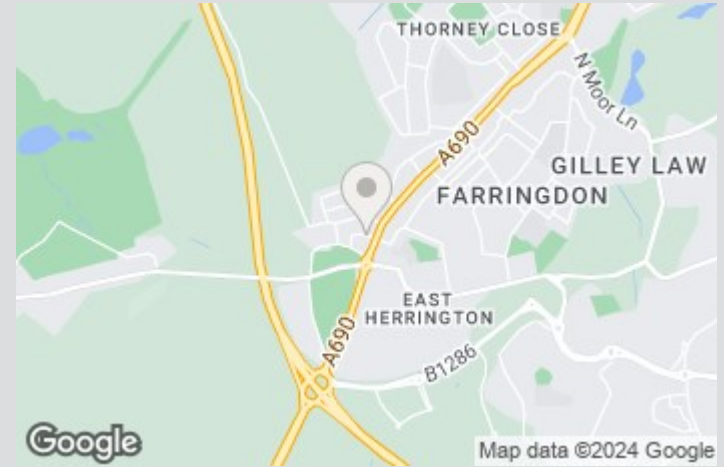
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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Approximate Floor Area  
(131.24 sq.m)



Malmö, 1A Careen Crescent