

This stunning detached home has been extended, remodelled and refurbished to provide an exceptional standard of accommodation, including a sensational open plan dining kitchen with a lantern roof. Internally the stylish accommodation includes an entrance hall with staircase to the first floor and there is a superb lounge to the front. The fabulous, open plan dining kitchen is fitted with an outstanding high quality kitchen, granite worksurfaces and an island with breakfast bar. There is a useful utility and a cloakroom/wc. On the first floor there is a wonderful master bedroom with fitted wardrobes and a luxury en-suite shower room/wc, two further bedrooms and an impressive, family bathroom/wc with free standing bath. The property enjoys many luxury features including Karndean flooring throughout ground floor. Externally there is a generous driveway, set behind electric gates, providing ample off street parking and access to a single garage. To the front of the property there is a low maintenance garden and to the rear a beautiful, landscaped garden with a lawn, patio, planted borders and a hot tub. In the rear garden there is an excellent summer house with patio door, and the benefit of power and lighting. This location is ideal for access to local amenities, shops and schools as well as providing convenient road connections to surrounding areas. Viewing is essential to appreciate quality of accommodation this wonderful home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Hall

Staircase to first floor.

Lounge 16'6" x 11'10" into alcoves



This attractive room has a double glazed window to front, radiator, exposed brick chimney breast wall with an inset gas fired stove.

Dining Kitchen



A stunning open plan dining kitchen fitted with an excellent range of quality wall and base units with granite work

surfaces over, matching island unit with granite top incorporating a breakfast bar and double inset sink unit. Integrated appliances include a fridge, freezer and dishwasher. Space has been provided for the inclusion of a Range style cooker and a wine cooler. Double glazed French door leading out onto the rear garden. Lantern roof. Double glazed windows to the front and side. Two radiators. Glazed door to utility.

Kitchen Area 12'1" extending to 17'11" x 16'11"



Dining Area 16'7" x 8'2"



Utility 5'8" x 5'2"



Fitted granite work surface with space below for the inclusion of a washing machine and tumble dryer. Double glazed window to rear, double glazed door to side of the property and internal door to cloakroom.

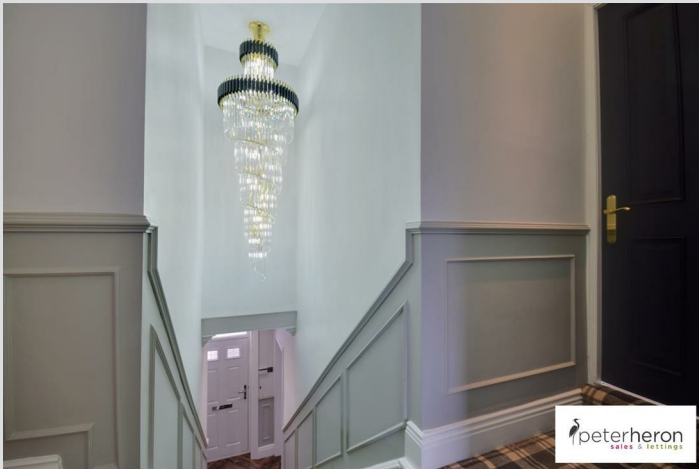
MAIN ROOMS AND DIMENSIONS

Cloakroom/WC



Low level WC and mini washbasin set into a vanity unit.

First Floor Landing



Master Bedroom



A superb master bedroom with a double glazed window to front, period style radiator, fireplace, fitted wardrobes and feature exposed brick wall and panelled walls.

En-Suite



Low level WC, washbasin set into a vanity unit and walk in double shower with mains shower over, radiator with heated towel rail and attractive tiled flooring. Double glazed window.

Bedroom 2 17'1" maximum x 8'7" extending to 11'6" into recess



Double glazed windows to both the front and side, period style radiator.

Bedroom 3 9'8" x 8'10"



Double glazed window to rear and period style radiator.

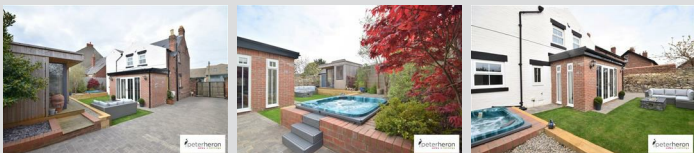
MAIN ROOMS AND DIMENSIONS

Family Bathroom



Fabulous period style suite comprising of low level WC, washbasin and free standing bath, exposed feature brick wall and double glazed window.

Outside



Low maintenance garden to the front and beautiful landscaped garden to the rear with lawned area, patio and planted borders and a hot tub, also within the rear there is a superb SUMMERHOUSE with patio door and the benefit of power and lighting. The property also benefits from a generous driveway accessed via electric gates providing ample off street parking and access to a single GARAGE.

Summerhouse



Important Notice Part 1

Items described in these particulars are included in the

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Fawcett Street Viewings

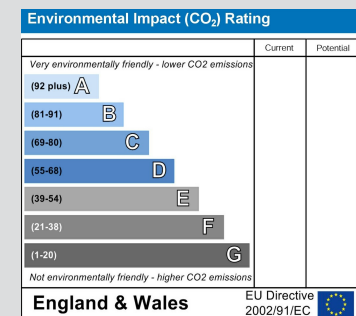
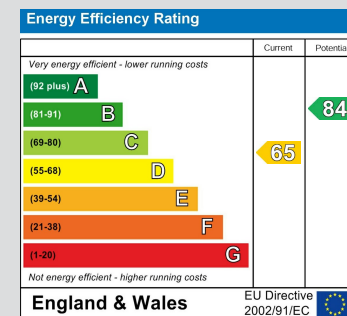
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

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MAIN ROOMS AND DIMENSIONS



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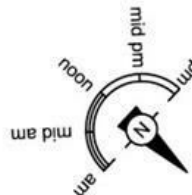
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Ground Floor
Approximate Floor Area
(68.07 sq.m)



First Floor
Approximate Floor Area
(58.84 sq.m)



South Farm Cottage