









A substantial and individually built four bedroom detached home, occupying a generous plot, set behind a gated entrance. Internally the accommodation is accessed via an entrance lobby, connecting through to an impressive reception hall with a staircase to the first floor and a cloakroom/wc. There is a superb lounge, dining room, a breakfasting kitchen and a useful utility. On the half landing there is a superb sitting room with access out to the balcony area whilst to the first floor is a master bedroom with en-suite shower room/wc, three further well-proportioned bedrooms and a modern bathroom/wc. The property sits within wonderful, mature gardens with lawned areas, patio and attractive, established planting. This property also enjoys a generous driveway providing off street parking and a double integral garage with remote control access door. The convenient location provides easy 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 the potential of this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a double glazed entrance door to

Entrance Lobby

There is an inner door leading through to the reception hall.

Reception Hall



A spacious and impressive reception hall with staircase to the upper floor, radiator and a further staircase leading down to the garage.

Cloakroom/WC



With a low level WC, pedestal wash hand basin, radiator and double glazed window.

Lounge 16'4" into bay x 11'10"



With a double glazed box style bay to the front overlooking the garden, a radiator and feature fireplace.

Dining Room 11'8" x 10'3"



With a double glazed window to the side and a radiator.

Breakfasting Kitchen 10'5" x 10'1"



Fitted with wall and base units with work surfaces over, incorporating a sink and drainer unit, integrated appliances include an AEG electric oven, an AEG microwave and a AEG electric hob, a radiator, double glazed window to the side and a sliding door to the utility.

Utility 10'8" x 5'2"



With fitted wall and base units with work surface over, incorporating a sink and drainer unit, space has been provided for the inclusion of a dishwasher, washing machine and a tumble dryer, there is a radiator, double glazed window to the rear and a double glazed door to rear garden.

Half Landing



With a door to the sitting room and a staircase continues up to the first floor.

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MAIN ROOMS AND DIMENSIONS

Sitting Room 17'11" x 16'7"



This spacious room enjoys a dual aspect with a double glazed patio door to the front leading out onto the balcony, double glazed window to the rear and there is a radiator.

First Floor Landing

Doors to the four bedrooms and family bathroom.

Master Bedroom 11'5" max inc fitted robes x 10'9"



Double glazed window to the front, radiator, fitted wardrobes and a door to the en suite.

En Suite



Low level WC, pedestal wash hand basin and a step in shower cubicle with mains fed shower, there is also a double glazed window.

Bedroom 2 9'7" x 11'1" max measure inc built in robe



Double glazed window to the front, radiator and built in wardrobe.

Bedroom 3 9'7" x 11'9" max measure inc built in robe



Double glazed window to the side, radiator and built in wardrobe.

Bedroom 4 8'3" x 11'6" max measure inc built in robe



Double glazed window to the rear, radiator and built in wardrobe.

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MAIN ROOMS AND DIMENSIONS

Family Bathroom



Fitted with a three piece modern suite comprising of a low level WC, pedestal wash hand basin and panel bath, tiled walls and floor, chrome ladder style radiator and double glazed window.

Outside



The property occupies a generous attractive plot set behind a gated entrance with a driveway providing off street parking and access to the garage, the wonderful gardens are laid mainly to lawn with patio area and established planted boarders.

Garage 18'0" max measure long x 16'7" wide

An integral garage with a remote control access door, double glazed window, wall mounted boiler and a door that provided access to the staircase that leads up to the main reception hall.

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.

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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

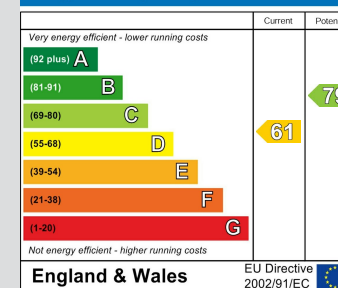
Opening Times

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

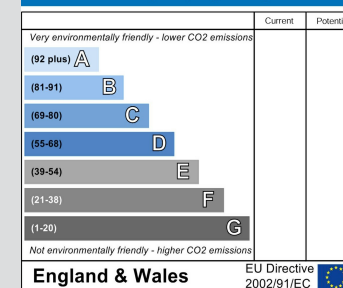
Ombudsman

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

Energy Efficiency Rating



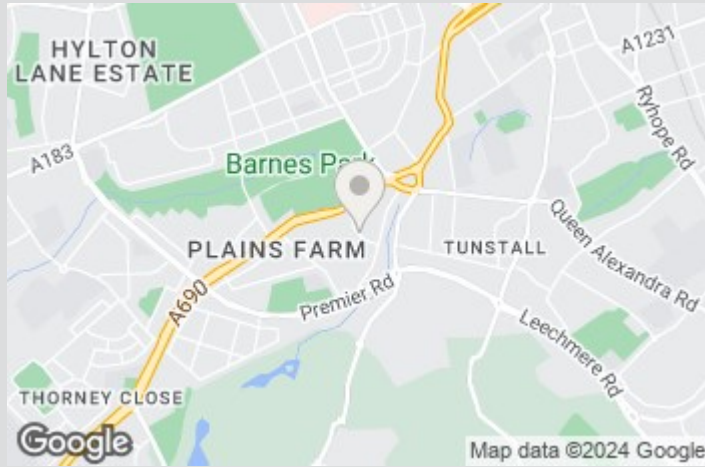
Environmental Impact (CO₂) Rating



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Ground Floor
Approximate Floor Area
(60.91 sq.m)



First Floor
Approximate Floor Area
(82.42 sq.m)

