



Eastlands, High Heaton
Offers in excess of £425,000

**JACK
HARRISON
ESTATES**

A STUNNING 4 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE EASTLANDS, HIGH HEATON, WITHIN CLOSE PROXIMITY OF AMENITIES INCLUDING THE FREEMAN HOSPITAL, PADDY FREEMAN'S PARK AND DAVID LLOYD FITNESS CENTRE.

The tastefully extended and beautifully appointed accommodation comprises: Entrance porch, entrance hall, lounge, dining room, dining kitchen, utility room, WC and sun lounge. To the first floor, there are 4 bedrooms, master with en suite, and a luxury family bathroom.

Additional benefits include gas central heating and double glazing.

Externally, there is a double driveway to the front, an integral garage and a good size garden to the rear.

Entrance porch: Double glazed entrance door, double glazed windows to the front and sides, solid oak flooring.

Entrance hall: Entrance door, staircase to first floor, understairs cupboard, double radiator and solid oak flooring.

Lounge: 13'9 into bay x 12'3 into alcoves: Double glazed bay window to the front, solid oak flooring, fitted gas fire, alcoves, coving to ceiling, ceiling rose and double radiator.

Dining room: 13'0 x 12'3 into alcoves: Solid oak flooring, log burning stove, alcoves, coving to ceiling, double radiator and double glazed door to the sun room.

Sun lounge: 8'3 x 9'2: Double glazed windows to the rear and side, solid wood flooring and double glazed French doors to the garden.

Dining kitchen: 16'8 x 17'8: Fitted with a range of wall and base units, work surfaces, Belfast sink, part tiled walls, tiled floor, double radiator, double glazed window to the rear and double glazed doors to the sun room.

Utility: 5'8 x 5'5: Space for washing machine, vent for dryer, radiator.

First floor landing: Carpet and access to the roof space via loft ladder.

Bedroom 1: 17'3 x 8'5: Double glazed window to the front, carpet and double radiator.

En suite: White 3 piece suite comprising a step in shower cubicle, hand basin and WC. Tiled walls, tiled floor, heated towel rail, spotlights and double glazed frosted window to the rear.

Bedroom 2: 11'5 x 9'7: Double glazed window to the rear, fitted bedroom furniture, carpet and double radiator.

Bedroom 3: 13'8 x 11'1: Double glazed window to the front, built in wardrobes, carpet and radiator.

Bedroom 4: 9'5 x 7'5: Double glazed window to the front, built in cupboard, carpet and radiator.

Bathroom/WC: 8'3 x 7'3: White 4 piece suite comprising a free standing bath, step in shower cubicle with rainfall shower, hand basin and WC. LED spotlights, tiled walls, heated towel rail, Bluetooth LED mirror and double glazed frosted window to the rear.

Front garden: Paved double driveway.

Rear garden: Laid mainly to lawn with a paved patio, flower, tree and shrub borders and fenced boundaries.

Garage: Integral

