









An impressive four bedroom detached house with an attractive, modern interior, situated within this sought after development, constructed by Miller Homes. Internally the immaculately presented accommodation is accessed via a reception hall with staircase to the first floor and a cloakroom/wc. There is a lounge to the front and to the rear a superb kitchen / diner with bi-folding doors to the rear patio, an excellent range of units and a selection of integrated appliances. From the kitchen there is access to a useful utility. On the first floor there is a master bedroom with en-suite shower room/wc, three further bedrooms and a family bathroom/wc, incorporating a shower cubicle. Externally there is a garden to the front with a driveway providing off street parking and access to an integral single garage whilst to the rear is a wonderful, landscaped garden. The property is well placed for all local amenities, shops and schools as well as the stunning nearby coastline. With no upper chain involved, we highly advise arranging a detailed inspection, to fully appreciate the location and accommodation this delightful home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door

Entrance Hall



Attractive hall with staircase to the first floor, built in cupboard and a radiator, doors lead off to the cloakroom/WC, lounge and kitchen/diner.

Cloakroom/WC



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

Lounge 16'11" into bay x 12'5"



Double glazed bay window to the front and two radiators.

Kitchen/Diner 18'3" x 10'7"



An attractive kitchen fitted with a range of contemporary wall and base units with work surfaces over, incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a double electric oven, induction hob, fridge, freezer and dishwasher, there is a radiator, double glazed window to the rear, door to the utility and superb double glazed bi folding doors to the rear garden.

Utility 6'4" x 6'2"



Wall and base units with work surface over, incorporating a sink unit, space has been provided for the inclusion of a washing machine and a tumble dryer, there is a radiator and a door to the side of the house.

First Floor Landing



Double glazed window, radiator and built in cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 14'3" x 10'0" max measure inc fitted robes



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

En Suite



Low level WC, wash hand basin and step in shower cubicle with mains fed shower, there is a radiator, double glazed window, art tiled walls and a tiled floor.

Bedroom 2 11'3" x 10'5" measure not inc fitted robe



Double glazed window to the front, radiator and fitted sliding door wardrobes.

Bedroom 3 13'3" x 10'2"



Double glazed window to the rear and a radiator.

Bedroom 4 9'2" x 7'5"



Double glazed window to the rear and a radiator.

Family Bathroom



Low level WC, wash hand basin, panel bath and step in shower cubicle with mains fed shower, radiator, double glazed window, part tiled walls and tiled floor.

Outside



There is a garden to the front of the property and a driveway providing off street parking and access to the integral garage, whilst to the rear there is a delightful landscaped garden with attractive planting.

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MAIN ROOMS AND DIMENSIONS

Garage 19'8" x 9'10"

An integral garage with an up and over access door and there is also a door to the rear providing access to the back garden.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band E

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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Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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