





- **Detached Family Home**
- **Cul-de-Sac Location**
- **En-Suite Facility**
- **Detached Garage**
- **Freehold Interest**
- **Luxury Condition**
- **Four Bedrooms**
- **Ground Floor WC**
- **Multi-Vehicle Drive**
- **Council Tax band *D***





** Video Tour on our YouTube Channel |
<https://www.youtube.com/watch?v=3AmXsTaloeA> **

FOUR BEDROOMS | DETACHED FAMILY HOME | LUXURY CONDITION

Jan Forster Estates are delighted to welcome to the market this stunning 'Rowan' by Bellway detached home which occupies an excellent cul-de-sac plot, and boasts a beautiful west-facing rear garden and a drive for multiple vehicles.

Situated on Richardson Gardens, this stunningly presented property offers spacious living and modern décor and styling throughout. It's in a brilliant area, with a range of local amenities nearby including handy public transport links, well-regarded schools, and shops.

The house briefly comprises:- spacious entrance hallway with ground floor WC, lounge spanning the depth of the property with French doors opening onto the stunning rear garden, modern dining kitchen which benefits from floor and wall units and integrated appliances, and a spacious family area with French doors giving further garden access. Off the landing to the first floor there are four generous bedrooms- bedrooms one and two with built-in wardrobes, and bedroom one further benefitting from an en-suite facility, as well as the family three-piece bathroom.

Externally there is an immaculate lawned garden to the front with a multi-vehicle drive leading to the detached garage with pitched roof. To the rear, there is a stunning west-facing garden with decking areas- ideal for entertaining during those warm summer nights.

For more information and to book a viewing please call our coastal team on 0191 257 2000.

Council Tax band *D*.





Lounge 10'4" x 20'1" (3.17 x 6.14)

Kitchen 8'9" x 11'9" (2.69 x 3.6)

Dining Room 19'4" x 7'9" (5.9 x 2.38)

Bedroom One 10'5" x 12'0" (3.20 x 3.66)

Bedroom Two 11'10" x 9'9" (3.62 x 2.98)

Bedroom Three 10'5" x 7'8" (3.20 x 2.35)

Bedroom Four 8'6" x 9'11" (2.6 x 3.03)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	81	
(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	

The difference between house and home

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