





- Sought After Location
- Stunning Detached Home
- Four Bedrooms
- Two Bathrooms
- Close To Amenities
- Private Rear Garden
- Freehold
- Council Tax Band \*D\*
- Off Street Parking
- Call For More Information





\* Video Tour on our YouTube Channel | <https://youtu.be/XgyMjr3rRuA> \*\*

When it comes to finding the perfect modern build detached house, you would be hard pressed to find a home as well presented and desirable as this four-bedroom family home. The accommodation is exquisitely presented throughout, and the current owners have really maximised the living space to the highest standard.

Internally the property briefly comprises: - entrance, lounge dining room spanning the depth of the property, modern kitchen with fitted units and integrated appliances, a handy utility room, ground floor WC, and storage with garage doors access.

Off the landing to the first floor there are four bedrooms; two with fitted wardrobes and the main with an en suite, there is also a modern family bathroom WC with spa bath and under sink storage. The property further benefits from gas central heating and double glazing.

Externally there is a driveway offering off street parking for multiple vehicles to the front. There is also a beautiful, well stocked garden to the rear with a patio area, lawn, and summer house; a perfect space for relaxing or entertaining in the warmer months.

The property is positioned in a central location, and a fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. You are within easy striking distance of a number of shopping outlets and are also close to main travel links such as the A1058 and A19. For the growing family the property is well positioned for access to very well-regarded schools.

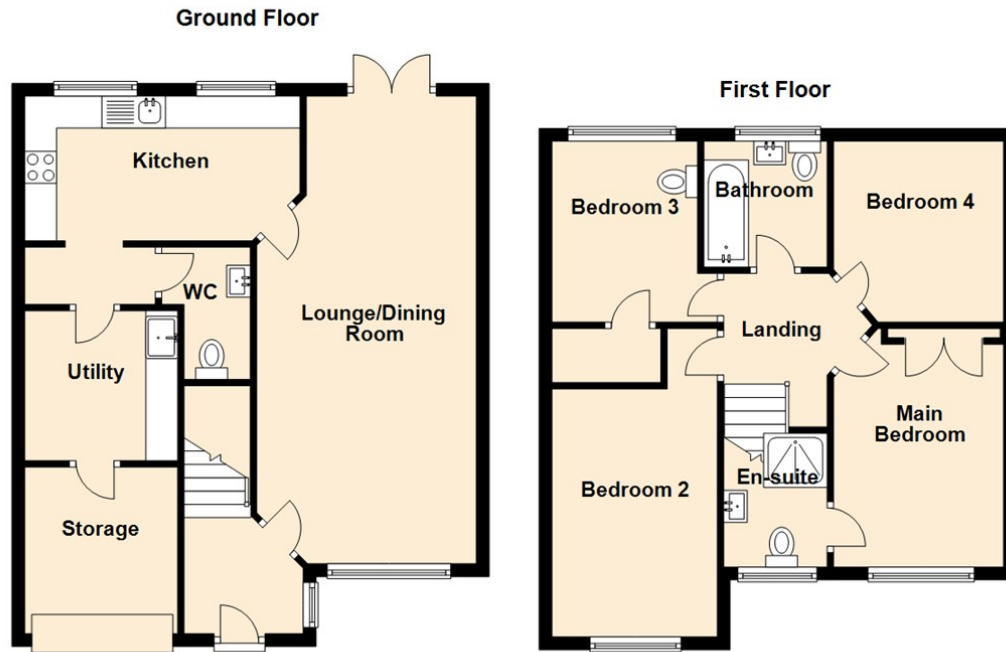
For more information on this fantastic family home and to book a viewing please call our Coastal team on 0191 257 2000.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*D\*.





Lounge/Dining Room 24'0" x 11'3" (7.34 x 3.45)

Kitchen 7'5" x 14'2" (2.27 x 4.32)

Utility 7'8" x 7'10" (2.35 x 2.40)

Main Bedroom 12'3" x 8'9" (3.75 x 2.67)

Bedroom Two 12'9" x 8'6" (3.89 x 2.60)

Bedroom Three 9'3" x 7'7" (2.84 x 2.32)

Bedroom Four 9'3" x 8'9" (2.84 x 2.67)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>	<b>74</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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