









An immaculately presented three bedroom link detached bungalow, occupying a delightful position on this private cul-de-sac, situated within this highly regarded area. Internally the very well-appointed accommodation includes an entrance porch, hall, a generous lounge/diner with patio doors to the garden, a superb modern kitchen and a useful utility. There are three well-proportioned bedrooms and a contemporary shower room/wc. Externally there is a block-paved drive providing ample off street parking and access to the larger than average garage, there are beautiful gardens to the front and rear with lawned areas, patio and established planting. In addition to this there is a woodland area to the front across the private road opposite to the property. The bungalow benefits from double glazed windows and is warmed by gas central heating to radiators with an upgraded boiler. This exceptional home should be of interest to a range of prospective purchasers, including those looking for stair free living and those requiring well-proportioned accommodation in a secluded, yet convenient location.

MAIN ROOMS AND DIMENSIONS

Ground Floor



Access via an entrance door to

Reception Hall



Double glazed window to front, solid wood flooring and single radiator.

Lounge/Dining Room 20'5" x 13'10"



Double radiator, multi fuel wood burning stove with marble feature surround and hearth, sliding patio doors to attractive rear garden.

Kitchen 13'9" x 8'10"



Fitted with an excellent range of base and eye level units with working surfaces over incorporating double sink unit, tiled splashbacks, integrated double oven and hob with extractor over, integrated fridge, integrated dishwasher, integrated freezer, double glazed window to rear and tile effect flooring.

Utility



Base and eye level units with working surfaces, tile effect flooring and wall mounted Ariston combi boiler, and door to rear garden.

Bedroom 1 9'7" x 13'8"



Double glazed window, single radiator, storage cupboard, fitted wardrobes and overhead cupboards.

Bedroom 2 13'9" x 10'4"



Double glazed window, fitted wardrobes and single radiator.

Bedroom 3 9'2" x 12'2"



Double glazed window to front, radiator and access to loft.

Shower room



Contemporary suite comprising of a low level WC, washbasin set on to a vanity unit with drawers under and a walk in shower with mains fed shower, double glazed window and heated towel rail.

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MAIN ROOMS AND DIMENSIONS

Outside



Lawned garden to the front with planted borders and double driveway providing ample off street parking leading to attached larger than average garage, in addition to this there is a woodland area to the front across the private road opposite to the property, whilst to the rear there are beautiful well stocked gardens to the rear with lovely patio seating area and lawned area.

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 D

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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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.

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