









An imposing detached home with a spacious and immaculately presented interior within this highly sought-after area of Middle Herrington. The attractive accommodation is accessed via an entrance porch, connecting through to a reception hall / study that in turn leads through to the main hall with a cloakroom/wc and a staircase to the first floor. There is a generous lounge opening through to a sitting room / dining room and a fabulous contemporary kitchen, fitted with an excellent range of units and a selection of integrated appliances that opens through to a breakfast room. From the garage there is access to a versatile room, currently used as a gym. On the first floor there is a master bedroom with en-suite shower room/wc, two further well-proportioned bedrooms and an impressive, modern family bathroom/wc with a walk in shower. Externally there is a garden to the front with a driveway, an attached larger style garage with remote control access door, a useful side access and a delightful, landscaped garden to the rear with a lawn and patio areas. Features of the property include double glazing, central heating to radiators, solar panels (owned by the property and not leased), a hybrid air source heat pump, full alarm system and a CCTV system. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly recommend arranging a viewing to appreciate the location, quality and space of the accommodation this wonderful home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a double glazed entrance door to

### Entrance Porch

There are double glazed windows and an inner composite door leading through to the reception hall/study.

### Reception Hall/Study 10'5" x 9'4"



This attractive and versatile space has a radiator and door connecting through to the main hall.

### Main Hall



Spacious hall with staircase to the first floor and a radiator, doors lead off to the lounge, sitting room/dining room, kitchen and garage, there is also a door to the cloakroom/WC.

### Cloakroom/WC



Recently fitted with a low level WC, mini wash hand basin set into vanity unit.

### Lounge 19'3" x 12'1"



This spacious room has a double glazed window to the front, radiator, feature app controlled contemporary fire, the room opens through into the sitting room/dining room.

### Sitting Room/Dining Room 13'1" x 12'0"



Double glazed window to the rear and a radiator.

### Kitchen 14'4" x 8'3"



The kitchen is recently fitted with an excellent range of contemporary wall and base units with work surfaces over, incorporating an inset sink unit, integrated appliances include an electric oven, a microwave, an induction hob with extractor over and a dishwasher, there is a tall radiator, double glazed windows to the rear and the room opens through into the breakfast room.

### Breakfast Room 13'5" x 6'1"



Double glazed windows to both the side and rear, there is a radiator, Composite door to the rear garden and an American fridge freezer is included.

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# MAIN ROOMS AND DIMENSIONS

## First Floor Landing



The generous landing has a double glazed window to the side, built in cupboard and a radiator, doors connect off to the three bedrooms and family bathroom.

## Bedroom 1 13'6" x 12'4"



Double glazed window to the front, radiator and door to the en suite.

## En-Suite



Recently fitted comprising of a low level WC, wash hand basin set into vanity unit and a walk in shower with electric shower.

## Bedroom 2 13'1" x 12'1"



Double glazed window to the rear, radiator, door to a fixed ladder that leads up to an excellent floored loft space.

## Bedroom 3 10'5" x 9'5"



Double glazed window to the front and a radiator.

## Family Bathroom



Recently fitted modern suite comprising of a low level WC, wash hand basin set into vanity unit, panel bath and a walk in shower with mains fed shower, there are two chrome ladder style radiators and a double glazed window.

## Outside



To the front of the property there is a block paved driveway providing off street parking and there is a lawned garden, there is a useful side access and to the rear is a delightful landscaped garden with lawned area and patios and security light.

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## Garage 14'4" wide x 25'9" long



This larger style attached garage has a remote control access door, space has been provided for the inclusion of a washing machine, there is powering lighting, double glazed window and a recently installed wall mounted gas boiler, a door connects through to the gym.

## Gym 10'5" x 10'0"



This versatile room is currently being utilised as a gym and has a double glazed window a radiator.

## 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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## Important Notice Part 2

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## Fawcett Street Viewings

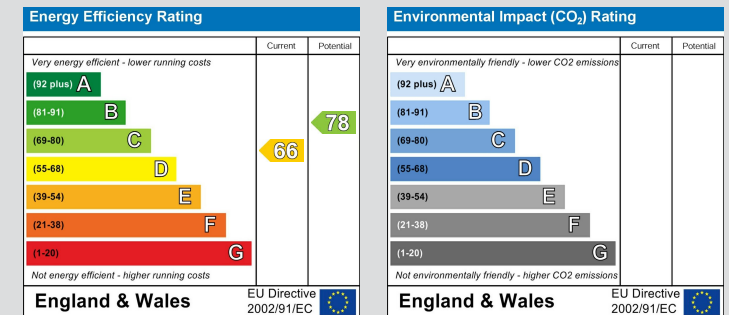
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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