









This exceptional four bedroom detached property, occupies a wonderful, mature plot, set back from the road within this highly sought area of Middle Herrington. Internally the deceptively spacious accommodation is accessed via an entrance vestibule leading through to an impressive reception hall with a superb staircase to the first floor. There is an attractive lounge with a bay window to the front, a sitting room to the rear and a breakfasting kitchen, featuring an island with a breakfast bar. From the kitchen there is access to both the dining room and a utility. Completing the ground floor accommodation is a rear hall, accessed from the main reception hall, where there is a study and a contemporary shower room/wc. To the first floor is a fabulous master bedroom with dressing area and a luxury en-suite bathroom/wc with a walk in shower, three further well-proportioned bedrooms, a separate wc and a modern shower room. The property sits within beautiful, mature gardens, laid mainly to lawn with established planting. A long driveway provides extensive off street parking and access to the double garage. 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 this remarkable home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via timber entrance door to

Entrance Vestibule

With an inner part glazed door to the reception hall.

Reception Hall



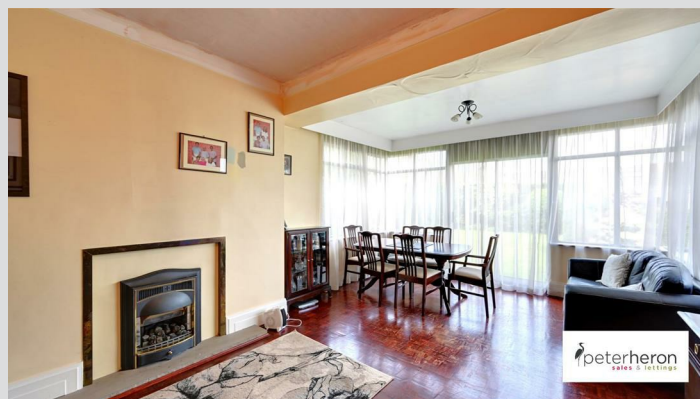
A spacious and impressive reception hall, with a staircase to the first floor, there is a radiator, and doors connect off to the lounge, sitting room, kitchen and rear hall.

Lounge 15'0" into bay x 14'10"



With a triple glazed bay window to the front and a radiator.

Sitting Room 15'8" x 12'3"



With a patio style door to the rear garden, timber framed glazed sealed unit windows overlooking the garden and a radiator.

Breakfasting Kitchen 13'1" x 14'3"



Fitted with wall and base units with work surface over, incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a double oven and an electric hob and a dishwasher, space has been provided for the inclusion of an American style fridge freezer, there is a feature island with a breakfast bar, triple glazed window to the rear, door to the utility and double doors leading through to the dining room.

Dining Room 18'1" into bay x 10'11"



With a bay window to the front, radiator and a further window to the side.

Utility 12'2" x 6'3"



With wall and base units with work surface over, incorporating a sink and drainer unit, space has been provided for an under counter fridge, a washing machine and a tumble drier, and there is a triple glazed door leading out to the rear of the property.

Rear Hall

Accessed from the main reception hall, there is a built in storage cupboard, triple glazed window, radiator and access to both the study and shower room.

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MAIN ROOMS AND DIMENSIONS

Study 12'7" x 6'0"



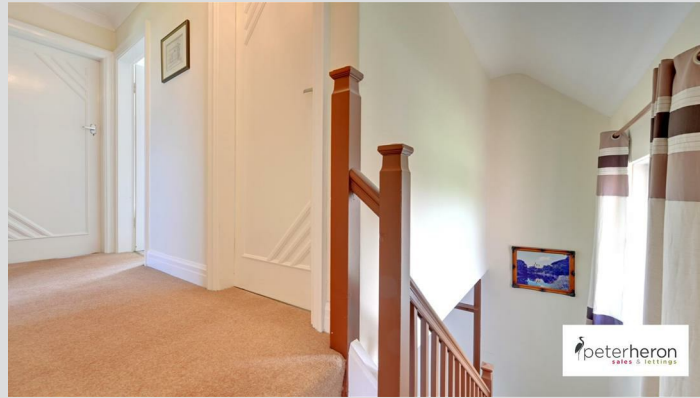
With a triple glazed window to the rear.

Shower Room



Fitted with an impressive contemporary suite comprising of a low level WC with concealed cistern, wash hand basin set into vanity unit and walk in shower with mains fed shower, there is a tall radiator and a triple glazed window.

First Floor Landing



Window to the half landing and doors connect off to the four bedrooms, separate WC and shower room.

Bedroom 1 14'4" max inc fitted furnituyre x 12'4"



With a triple glazed window to the front, radiator, fitted furniture including wardrobes, drawer unit and a dressing table, the room opens through into the dressing area.

Dressing Area



With fitted wardrobes and drawer unit, there is a triple glazed window and a door to the en suite bathroom.

En Suite Bathroom



Fitted with a superb modern bathroom with a low level WC, wash hand basin set into vanity unit, panel bath and walk in shower with mains fed shower, there is a chrome ladder style radiator and a triple glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 15'4" x 10'9"



Triple glazed window to the rear and a radiator.

Bedroom 3 12'7" x 11'0"



Triple glazed window to the rear and a radiator.

Bedroom 4 12'3" x 6'6"



Triple glazed window to the front and a radiator.

Separate WC



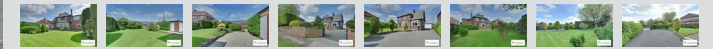
Fitted with a low level WC.

Shower Room



An impressive modern shower room with a wash hand basin set into vanity unit, step in shower cubicle with mains fed shower, there is a built in cupboard, a tall radiator, an electric heated towel rail and a triple glazed window.

Outside



The particular feature of this property are the delightful and generous gardens laid mainly to lawn with attractive, mature planting, the property also features a long drive way providing generous off street parking as well as offering access to the double garage.

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MAIN ROOMS AND DIMENSIONS

Garage 18'0" long x 17'0" wide



The garage has a remote control access door, it benefits from power point and has a door to the 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 F.

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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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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

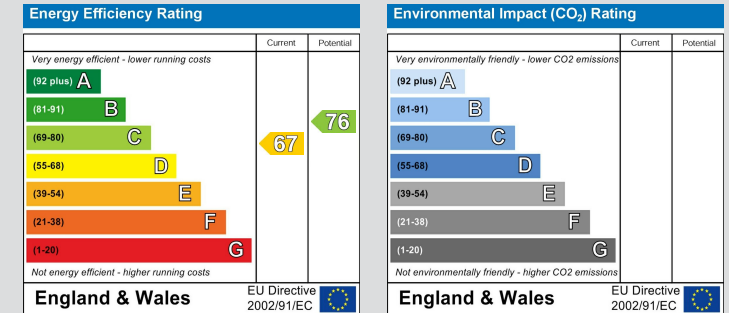
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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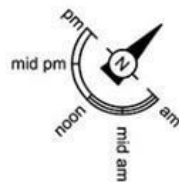
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Ground Floor
Approximate Floor Area
(114.96 sq.m)



First Floor
Approximate Floor Area
(84.40 sq.m)



4 Summerhill