









A stunning, significantly extended four bedroom semi-detached home with a super stylish interior, including an exceptional 31ft open plan kitchen, dining and family area, situated in this sought-after residential area. Internally the immaculate accommodation is accessed via a spacious reception hall with staircase to the first floor and there is a generous lounge / dining room. The fabulous open plan kitchen, dining and family area features two roof lanterns and bi-fold doors leading out on to the rear patio area. The kitchen is fitted with an excellent range of quality units, luxury worksurfaces and has an island with breakfast bar. Completing the ground floor accommodation is a useful utility and a cloakroom/wc. On the first floor there is a superb master bedroom with a contemporary en-suite shower room/wc, three further well-proportioned bedrooms and a family bathroom/wc, incorporating a shower cubicle. Externally there is a pleasant garden to the front with a driveway, an integral garage and a wonderful landscaped garden to the rear with a lawned area, attractive patio and established planted borders. This ever popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Early viewing is essential to fully appreciate the outstanding interior, beautiful garden and excellent location this remarkable home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door into the

Reception Hall



Spacious and impressive reception hall with staircase to the first floor with under stairs storage cupboards, two radiators and there is a further built in cupboard, there is access to the lounge, dining room, kitchen and utility.

Lounge/Dining Room 14'9" into alcove x 13'11" + 14'10" x 8'10"



This generously proportioned room has a double glazed window to the front, a feature inset contemporary fire built into the media wall, there are two radiators and glazed bi folding style doors leading through to the open plan dining kitchen and family area.

Open Plan Kitchen, Dining And Family Area 31'0" x 11'1"



This stunning open plan room features two roof lanterns and bi-fold doors leading out onto the rear patio area, the kitchen is fitted with an excellent range of quality units with luxury work surfaces over, incorporating an inset 1 1/2 bowl sink unit, with a feature island unit with breakfast bar, space has been provided for the inclusion of a range style cooker and an American style fridge freezer, there is an integrated dishwasher and a double glazed window to the rear.

Utility 8'5" x 5'5"



With fitted wall and base units with work surface over, space has been provided for the inclusion of a washing machine, there is tall radiator, double glazed window and a double glazed door leading to the side access, there are also internal doors to both the cloakroom/WC and garage.

Cloakroom/WC



With a low level WC with concealed cistern and wash hand basin set into vanity unit, there is also a radiator.

First Floor Landing



With a built in cupboard, radiator, loft access hatch with a pull down ladder to a floored and bordered out loft space, and doors lead off to the four bedrooms and family bathroom.

Bedroom 1 14'7" max x 12'2"



This superb room has two double glazed windows to the front, a further double glazed window to the rear, radiator and a door to the en suite.

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MAIN ROOMS AND DIMENSIONS

En Suite



A contemporary suite comprising of a low level WC with concealed cistern, wash hand basin set into vanity unit and a walk in shower with mains fed shower, there is a fitted matching storage unit, chrome ladder style radiator, attractive tiled walls and floor and a double glazed window.

Bedroom 2 11'1" not inc robes x 10'11"



There are two double glazed windows to the front, radiator and fitted wardrobes.

Bedroom 3 10'7" x 10'11" max



Double glazed window to the rear, radiator, fitted wardrobe and part panelled walls.

Bedroom 4 9'0" x 8'0"



Double glazed window to the front and a radiator.

Family Bathroom



A luxury family bathroom with low level WC, wash hand basin set into vanity unit, bath with shower attachment and a cubicle with a mains fed shower, there are tiled walls and floor, two chrome ladder style radiators and a double glazed window.

Outside



There is a delightful garden to the front of the property as well as a block paved driveway providing access to the integral garage that features a remote control roller shutter access door and has the benefit of powering lighting, a water supply and an internal door to the utility, there is a useful side access from the front leading to the rear garden, where there is a wonderful landscaped garden laid mainly to lawn with a superb patio area and established planted borders.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 929 years remaining on the lease and the Ground Rent is £15.15 per year.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

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MAIN ROOMS AND DIMENSIONS

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.

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

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Lease details, service charges and ground rent (where

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Fawcett Street Viewings

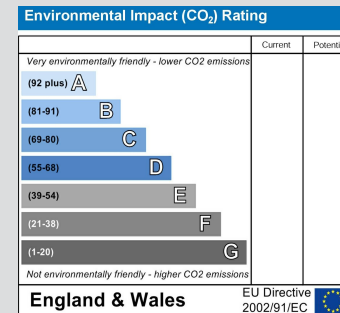
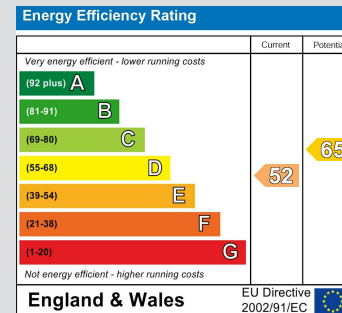
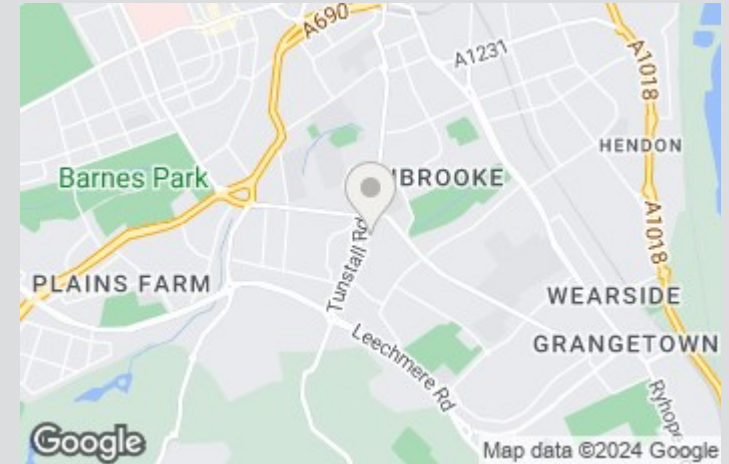
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

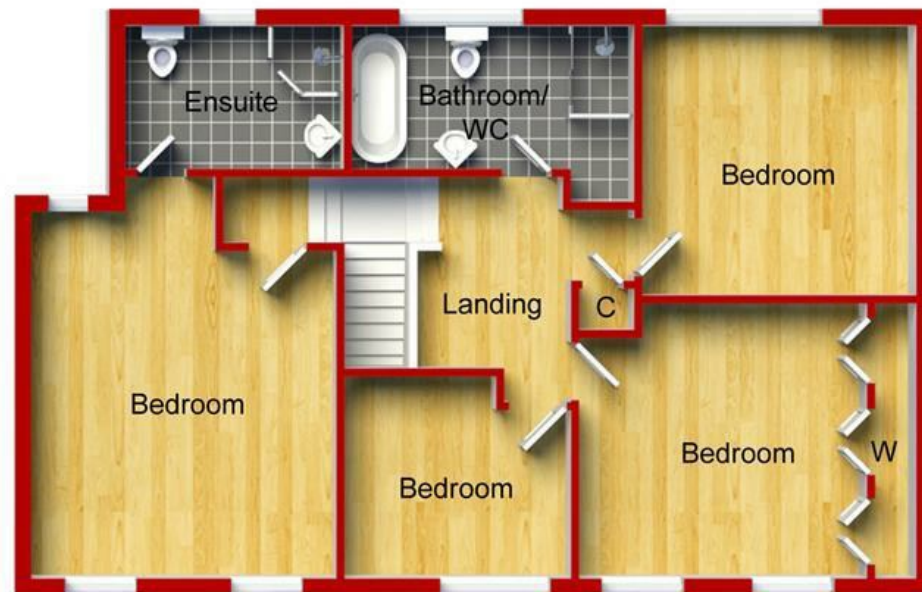
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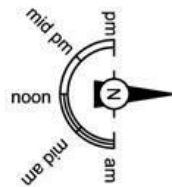
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Ground Floor
Approximate Floor Area
(89.33 sq.m)



First Floor
Approximate Floor Area
(68.12 sq.m)



12 Lambourne Road