









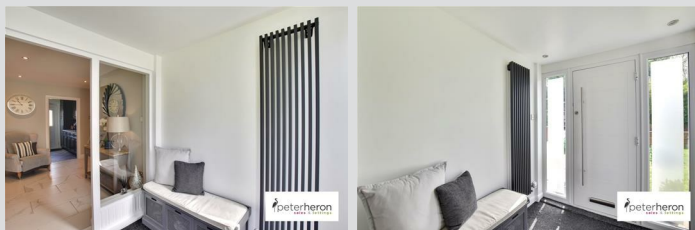
An imposing four bedroom detached home, situated in this highly sought after residential area. Internally the immaculate accommodation is accessed via an entrance porch, leading through to an impressive reception hall with an attractive tiled floor, staircase to the first floor and a cloakroom/wc. There is a generous lounge with a wood burning stove that opens through to the dining room, connecting through to the kitchen and there is a fabulous, versatile room, currently used as a games / family room that has patio doors leading onto the rear garden. On the first floor there four bedrooms and a stunning family bathroom/wc, incorporating a walk in shower. Externally there is a generous lawned garden to the front with a spacious driveway, twin garages with remote control roller shutter access doors and a wonderful garden to the rear with a lawn and patio area. This popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. A rare opportunity to the open market, early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite entrance door to;

Entrance Porch



There are double glazed windows, a tall radiator and a part glazed door leading through to the reception hall.

Reception Hall



A spacious and most impressive reception hall with an attractive tiled floor and staircase to the first floor, doors lead off to the cloakroom/WC, lounge, kitchen, family room/games room and garage.

Cloakroom/WC



With a low level WC with concealed cistern, wash hand basin set into vanity unit, ladder style radiator, tiled walls and floor and a double glazed window.

Lounge 17'11" x 12'3" into alcove



With a double glazed window to the front, radiator, wood burning stove and the room opens through into the dining room.

Dining Room 11'10" x 8'4"



Double glazed window to the rear, radiator and a door to the kitchen

Kitchen 13'11" x 8'4"



With fitted wall and base units with work surface over incorporating a sink and drainer unit, space has been provided for the inclusion of a range style cooker, American style fridge freezer and a dishwasher. There is a double glazed window to the rear overlooking the garden and a double glazed door to the rear garden.

Family Room/Games Room 14'5" x 16'0" average measurement as irregular shape



This versatile and generously proportioned room is ideal as a family room or a games room, and has a double glazed patio door leading out onto the rear garden, there are two tall double glazed windows and a radiator.

First Floor Landing



With a radiator, double glazed window, doors leading off to the four bedrooms and family bathroom, there is also a useful walk in storage cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 14'1" x 10'9" not inc robes



Double glazed window to the front, radiator and built in wardrobes.

Bedroom 2 8'9" x 12'1" max measure inc fitted robe



Double glazed window to the front, radiator and fitted sliding door wardrobes.

Bedroom 3 9'10" x 12'1" max measure inc fitted robe



Double glazed window to the front, radiator and fitted sliding door wardrobe.

Bedroom 4 10'7" x 8'9" not inc robes



Double glazed window to the rear, radiator and built in wardrobes.

Family Bathroom



A fabulous, luxury family bathroom with low level WC, wash hand basin set onto a vanity unit, walk in shower with mains fed shower and a free standing bath. There are attractive tiled walls and floor, ladder style radiator, two double glazed window and a feature integrated TV.

Outside



To the front of the property there is a generous lawned garden and a spacious driveway providing off street parking as well as access to the garages, whilst to the rear there is a superb garden laid mainly to lawn with a patio area.

Garage 1 16'8" x 8'6"

With a remote control roller shutter access door, there is an internal door to the reception hall of the house and there is also access leading through to the second garden.

Garage 2 16'2" x 10'2" extending to 13'9" max

With a remote control roller shutter access door, there is a double glazed external door to the rear, a wall mounted boiler and space provided for the inclusion of a washing machine.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. 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 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.

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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Fawcett Street Viewings

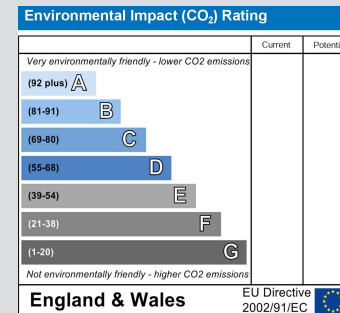
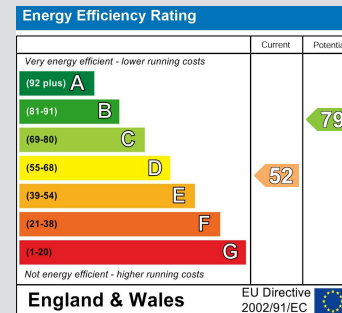
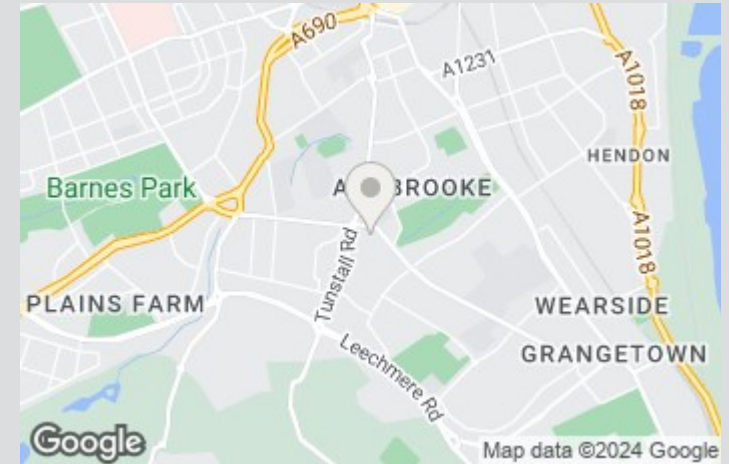
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

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