









This stunning five bedroom, three storey detached home, enjoys a delightful cul-de-sac position within this small, exclusive development. The property has recently been upgraded, improved and extended, to provide a most impressive standard of accommodation. The property can be available with no upward chain. Internally the stylish ground floor accommodation is accessed via an entrance lobby that connects through to a superb reception hall with a beautiful tiled floor, feature staircase with oak and glass insert. There is a cloakroom/wc, an attractive lounge and a versatile room, currently utilised as a boot room. At the rear of the property there is a fabulous open plan kitchen, dining and living space with a vaulted ceiling with Velux windows, a roof lantern and doors out to the garden. The kitchen is fitted with an excellent range of units, luxury worksurfaces, an island and a selection of integrated appliances. From the kitchen there is access to a useful utility. On the first floor there are four well-proportioned bedrooms (one currently used as a study) and a contemporary family bathroom with walk in shower. To the top floor there is a sensational master bedroom with opening roof light with integral balcony, walk in store room / dressing area and an en-suite bathroom/wc with walk in shower. Externally there is a small garden to the front, parking space to the side, a single garage and an a garden to the rear with a lawn and patio. Features of note are Network cabling links to rooms, Honeywell alarm system, Swann CCTV system, distributed satellite and Freeview cabling to rooms, Tado smart central heating and hot water system. We highly advise arranging a detailed inspection to fully appreciate the location, spacious rooms and quality of accommodation this wonderful home has to offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to lobby.

Entrance Lobby

Inner part glazed door leading through to the reception hall.

Reception Hall



An impressive reception hall with an attractive tiled floor and a superb feature staircase with an oak balustrade and glazed insert, there is a radiator and doors leading off to the cloakroom/WC, lounge, study/boot room and to the open plan living and dining kitchen.

Cloakroom/WC



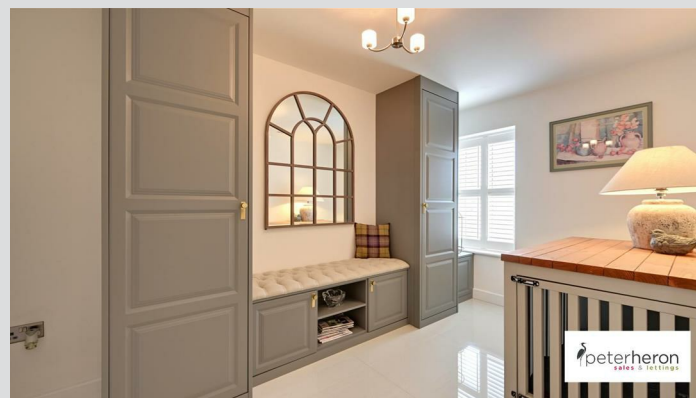
Low level WC, mini wash hand basin set into vanity unit, chrome ladder style radiator and tiled floor.

Lounge 16'9" x 12'9"



Two double glazed windows to the front, radiator and tiled floor.

Study/Boot Room 13'1" x 8'0"



This versatile room has fitted cupboards, radiator, tiled floor and double glazed window to the front.

Open Plan Living, Dining And Kitchen Area 20'7" x 10'1" + 8'10" x 13'10" + 12'4" x 9'0"



This stunning open plan area incorporates the kitchen, dining and living space, there is a superb vaulted ceiling with two Velux windows, as well as a fabulous roof lantern. The kitchen is fitted with an excellent range of contemporary units with luxury Quartz work surfaces over, there is a feature island with a breakfast bar, cabinets below and fridge drawers. Integrated appliance include a dishwasher, fridge and freezer, and a range cooker. Tiled floor, two sets of double glazed French doors leading out to the garden, double glazed window to the rear and designer high BTU upright radiators. Door connects through to the utility.

Kitchen Area



Dining Area



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MAIN ROOMS AND DIMENSIONS

Utility 9'8" max inc fitted units x 4'7"



Fitted with a range of fitted cabinets with work surface over, sink and drainer unit, space has been provided for the inclusion of a washing machine and a tumble dryer, radiator, and double glazed window. Door providing access to the side of the property.

First Floor Landing



Doors leading off to bedrooms 2, 3, 4 and 5 and a door to the family bathroom, the staircase also continues to the top floor.

Bedroom 2 12'5" x 13'2"



Two double glazed windows to the front and radiator.

Bedroom 3 10'9" x 12'10"



Two double glazed windows to the front, radiator and built in storage cupboard.

Bedroom 4 10'1" x 9'4" not including robes



Double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 5 7'6" x 13'9"



This versatile room is currently being utilised as a study. Built in cupboard and radiator. Juliette balcony with pleasant view over adjacent park.

Family Bathroom



Fitted with an impressive contemporary suite comprising a low level WC, wash hand basin set into vanity, bath and walk in shower with mains fed shower, attractive tiled walls and floor, feature radiator and double glazed window.

Top Floor Landing

Door to the master bedroom.

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MAIN ROOMS AND DIMENSIONS

Master Bedroom 14'1" x 14'1"



Approximate measurements as sloping ceiling. An exceptional master bedroom with two double glazed windows to the front and a further double glazed window to the rear and two radiators. Southerly facing Velux Roof Balcony with integral blinds and open views over adjacent park. Custom designed circular stained glass window representing an Oak Tree. Access to two boarded roof spaces. Doors to the walk in store/dressing area and to the en suite.

Walk In Store/Dressing Area



This useful and versatile area has two Velux windows and radiator. Access to boarded roof space.

En Suite Bathroom



A contemporary suite with a low level WC with concealed cistern, washbasin set into vanity unit, bath and walk in shower with mains fed shower, chrome feature radiator, further standard radiator, tiled walls and floor, and three Velux windows.

Outside



To the front of the property there is a small garden area, a parking space to the side as well as a single garage, whilst to the rear there is an attractive garden with a lawn and patio area. Two double gang outdoor RCD power supplies. Gates to both sides of property.

Garage

Benefiting from light & power. 12sqm heavy duty storage shelving.

Extra Features

Network cabling links to rooms (14 ports total), Incl. D-Link network switch
Honeywell alarm system (2 keypads, 2 contact sensors, 6 PIR sensors)
Swann CCTV system (5 powered external cameras & networked DVR)
Distributed satellite and Freeview cabling to rooms (8

outlets total)

Tado smart central heating & hot water system (Controller, Bridge, smart thermostat & 11 smart TRVs)

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.

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

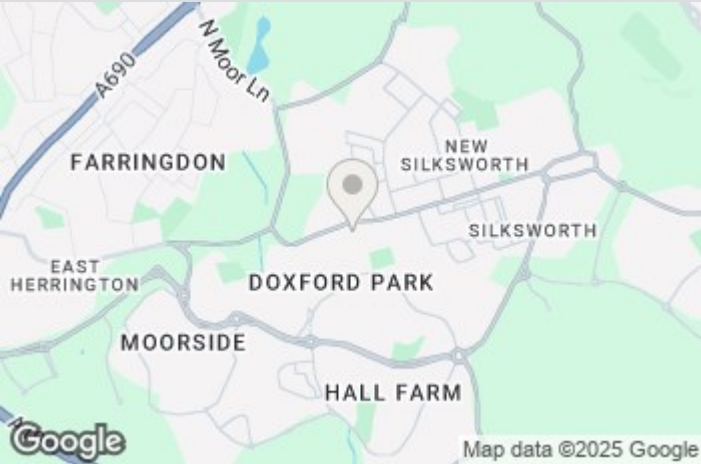
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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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		
	79	86
EU Directive 2002/91/EC		
England & Wales		

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		
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