









An individually built, three bedroom detached bungalow occupying an exceptional, generous plot within the highly sought after area of Middle Herrington. Set behind a gated entrance, the property enjoys a generous driveway providing extensive parking and access to the double garage. The landscaped gardens are exceptional, with beautiful lawns, patio and gravelled areas, as well stocked, established planting. Internally the spacious and immaculate interior has been modernised and upgraded, providing a remarkable standard of accommodation, including high quality finishes such as engineered oak flooring, internal oak doors, skirtings and architraves. The bungalow is accessed via a spacious reception hall, there is a wonderful lounge with a multi fuel burning stove and a fabulous garden room with French doors to the rear and a vaulted ceiling with four Velux windows, flooding the room with natural light. The dining room has double doors connecting through to the modern fitted kitchen and there is a useful utility. There is a superb bathroom/wc, incorporating a shower cubicle and there are three well-proportioned bedrooms, one with an en-suite shower room/wc. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. The property can be available with no upper chain involved, we highly recommend a detailed inspection to appreciate this outstanding bungalow with its wonderful gardens, spacious rooms, high quality interior and prime location.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a Composite entrance door into

### Reception Hall



Spacious and impressive reception hall with attractive engineered oak flooring, there is a cloaks cupboard and a built in cupboard providing storage space and housing the boiler, and there are also two radiators.

### Lounge 17'11" x 13'10"



This generous lounge has a double glazed window to the side, a radiator, double glazed French doors to the garden room and there is also access into the dining room.

### Garden Room 10'4" x 15'7"



With a double glazed French door leading out to the rear garden, there are double glazed windows to the side and rear, radiators x2, and the room features a vaulted ceiling with four Velux windows.

### Dining Room 18'8" x 12'0"



With a double glazed windows to the rear, two radiators, engineered oak flooring and double doors through to the kitchen along with a further door to the utility.

### Kitchen 12'10" x 10'11"



The kitchen is fitted with an excellent range of modern wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a NEF electric oven, an induction hob, a fridge, a freezer and a NEF dishwasher, there are two double glazed windows to the side and a tall radiator.

### Utility 8'0" x 6'7"



With fitted units with work surface over, space is provided for an under counter fridge, a washing machine and a tumble dryer, there is a double glazed window to the rear and a door providing access into the garage.

### Master Bedroom 12'10" x 11'4" not inc robes



An impressive master bedroom with a double glazed window to the side, radiator and fitted sliding door wardrobes, there is a door to the en suite shower room.

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# MAIN ROOMS AND DIMENSIONS

## En Suite Shower Room



Fitted with a modern suite comprising of a low level WC with concealed cistern, wash hand basin set into vanity unit and a step in shower cubicle with mains fed shower, there are tiled walls and floor, a radiator and double glazed window.

## Bedroom 2 11'4" not inc robes x 12'5"



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

## Bedroom 3 9'10" x 7'10"



This bedroom is currently being utilised as a home office and has a double glazed window to the front and a radiator.

## Bathroom



A superb modern bathroom suite with low level WC with concealed cistern, wash hand basin set into vanity unit, panel bath and step in shower cubicle with mains fed shower, there is a ladder style radiator and attractive tiled walls and floor, radiator and a double glazed window.

## Outside



The property occupies a wonderful plot with a gated access

leading on to the generous driveway providing extensive off street parking and access to the garage, to the rear of the property there are wonderful landscaped gardens with a large lawned area, patio, gravelled areas, established planting and a vegetable patch. Large green house with established grape vine. Small orchard with apple pear & plum trees.

## Garage 11'7" long minimum measure extending to 20'4" max

The attached garage has a remote control access door and there are doors to both the rear garden and to the utility room.

## 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.

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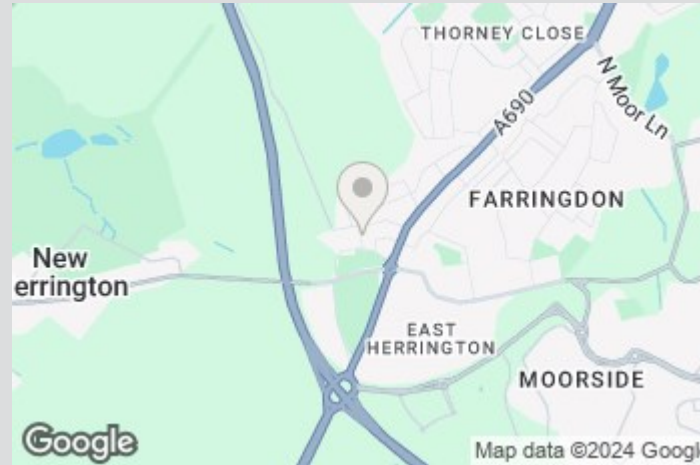
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# MAIN ROOMS AND DIMENSIONS

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## Fawcett Street Viewings

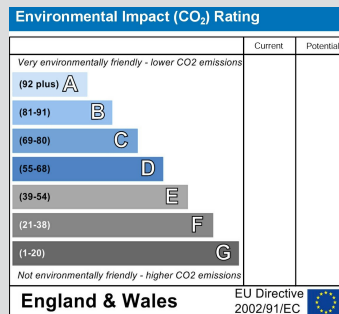
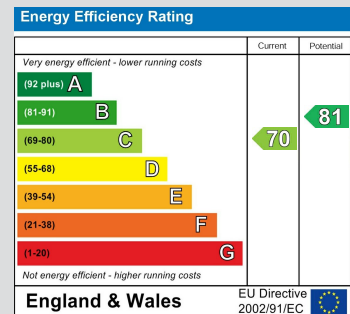
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

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