









An impressive, extended four bedroom semi-detached house with a beautiful rear garden, enjoying a southerly aspect within this highly sought area of Middle Herrington. The property is accessed via an entrance porch, connecting through to a superb reception hall with staircase to the first floor and a cloakroom/wc. There are two main spacious reception rooms and a modern fitted kitchen that opens through to a fabulous garden room, featuring a vaulted ceiling with Velux windows and doors out to the rear garden. Completing the ground floor is a useful utility. To the first floor there is a luxury family bathroom/wc, incorporating a walk in shower and four excellent bedrooms, two of them benefitting from contemporary en-suite shower room/wc's. Externally there is a generous driveway to the front, an integral garage and to the rear a stunning landscaped garden laid mainly to lawn with a patio and decked area, as well as attractive established borders. The property benefits from gas central heating to radiators, double glazing and solar panels that we have been advised by the vendor are owned and not leased. 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 the quality of accommodation and location this wonderful home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a double glazed entrance door to

Entrance Porch

There are double glazed windows and an inner part glazed door leading through to the reception hall.

Reception Hall



Most spacious and impressive hall with a staircase to the first floor, a radiator and doors leading off to the cloakroom/WC, lounge, dining room and kitchen.

Cloakroom/WC



Low level WC and a mini wash hand basin.

Dining Room 12'9" x 13'3"



This versatile room is currently being utilised as a dining room, there is a double glazed window to the front, a radiator and attractive fitted shelves and cupboards into the alcoves.

Lounge 13'2" x 13'2" into alcoves



There is a double glazed sliding door leading through to the garden room, the room also has a radiator.

Kitchen 18'6" x 9'7"



The kitchen is fitted with an excellent range of wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven, an induction hob with extractor chimney over and a dishwasher, space has been provided for the inclusion of an American style fridge freezer, there is a double glazed door providing access to the side of the property, double glazed window to the rear, a door to the utility and the room opens through into the garden room.

Garden Room 18'5" x 9'5"



This beautiful room features a vaulted ceiling with two Velux windows, there are double glazed French doors leading out to the rear and a double glazed picture window along with two radiators.

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MAIN ROOMS AND DIMENSIONS

Utility 8'5" x 3'8"



There is space provided for the inclusion of a washing machine and tumble dryer, there is also a door to the garage.

First Floor Landing



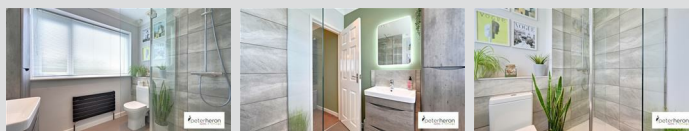
With a built in cupboard and doors leading off to the four bedrooms and family bathroom.

Bedroom 1 20'4" x 8'5"



With double glazed windows to both the front and side, there is a radiator and a door to the en suite.

En Suite



Contemporary suite with a low level WC, wash hand basin set into vanity unit and a walk in shower with mains fed shower, there is a radiator and a double glazed window.

Bedroom 2 13'1" x 9'10"



Double glazed window to the rear, radiator and a door to the en suite.

En Suite



With a low level WC, mini wash hand basin set into vanity unit and a step in shower cubicle with mains fed shower.

Bedroom 3 12'8" maximum including fitted units x 12'3"



Double glazed windows to the front, radiator, fitted drawers and wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 4 10'1" x 9'4" maximum including built in cupboard



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

Family Bathroom



A superb family bathroom fitted with a contemporary suite comprising of a low level WC, wash hand basin, panel bath and walk in shower with electric shower, there is a chrome ladder style radiator, an airing cupboard and a double glazed window.

Outside



To the front of the property there is a generous driveway providing ample off street parking along with attractive and established shrubs and hedges, there is a useful side access walkway providing access to the rear garden, the rear garden enjoys a wonderful southerly aspect and is laid mainly to lawn with a patio area, decked area and mature planted borders.

Garage 15'9" x 8'7"

With a remote control access door, there is a wall mounted boiler and a sliding door providing access into 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 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

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

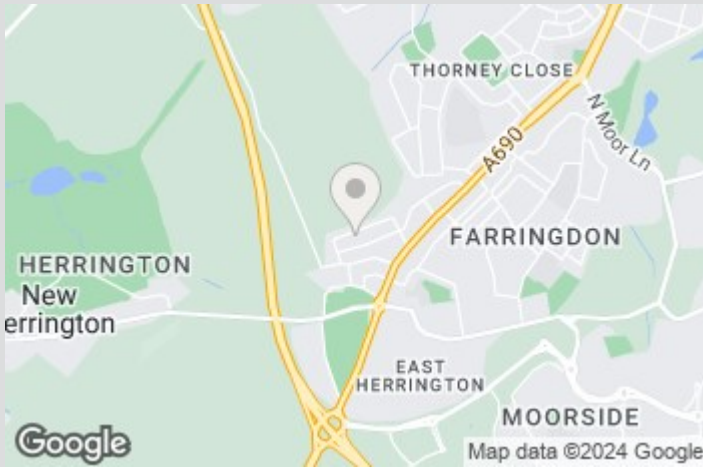
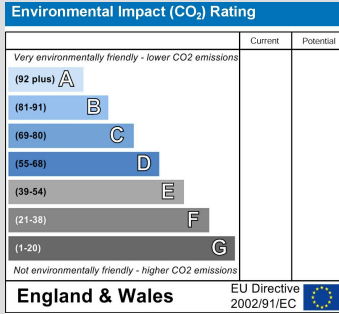
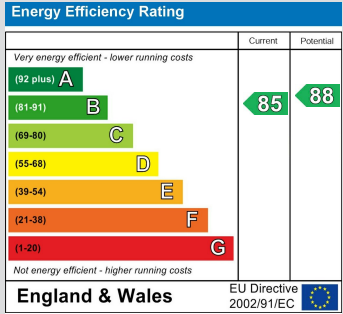
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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MAIN ROOMS AND DIMENSIONS

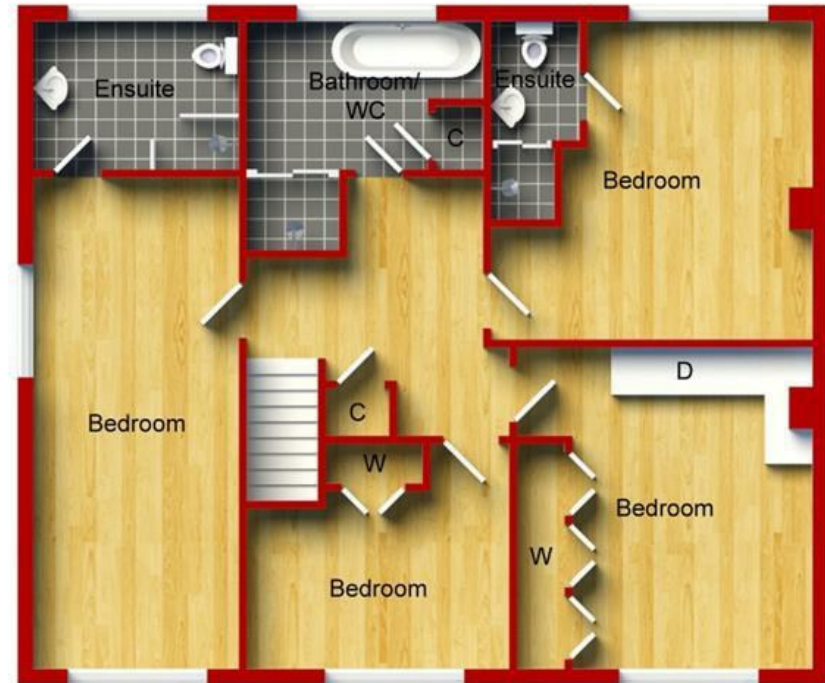


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Ground Floor
Approximate Floor Area
(83.82 sq.m)



First Floor
Approximate Floor Area
(78.14 sq.m)

