









This superb FREEHOLD four bedroom detached home, occupies an attractive, generous plot on this pleasant cul-de-sac, situated within the highly regarded Northfield Green estate. Internally the property comprises entrance lobby with a cloakroom/WC, hall with staircase to the first floor, lounge through dining room, a modern breakfasting kitchen and a delightful conservatory overlooking the garden. On the first floor there is family bathroom/wc and four bedrooms, one featuring an impressive en-suite shower room/wc. Externally there is a garden to the front with a block paved driveway providing ample off street parking and access to both the integral garage and also an additional parking area set behind gates. There is a wonderful garden to the rear laid mainly to lawn with a patio area. This location is ideal for local amenities, shopping facilities and schools, as well as offering transport links to surrounding areas and major road links including the A19. Homes within the development are rarely available to the open market, early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Lobby

Double glazed window, radiator, engineered wood floor and doors leading off to cloakroom and hall.

Cloakroom/WC



Low level WC and washbasin set into vanity unit, chrome ladder style radiator and double glazed window.

Hallway



Engineered wood flooring, radiator, staircase to first floor and door to lounge/dining room.

Lounge/Dining Room 13'8" x 10'10" plus 9'4" x 9'4"



This spacious room has a double glazed bow window to front, two radiators, feature fireplace with electric fire, Engineered wood floor, door to kitchen and French style doors to conservatory.

Conservatory 16'0" x 8'4"



Double glazed windows provide a pleasant aspect over the rear garden and double glazed French doors leading out into garden, and a radiator.

Breakfasting Kitchen 16'4" x 9'0" extending to 11'2"



Fitted with a range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for range style cooker, a dishwasher and fridge. Two double glazed windows to rear, breakfast bar, radiator and door to garage.

First Floor Landing

Bedroom 1 15'7" x 7'8"



Maximum including fitted wardrobes with matching cupboards, double glazed box style bay window to front, radiator and door to en-suite.

En-Suite Shower Room



Modern suite comprising of a low level WC, washbasin set into vanity unit and walk in shower with mains over, tiled walls and floor, chrome ladder style radiator and double glazed window.

Bedroom 2 10'1" x 8'3" not including robe



Double glazed window to rear, radiator and fitted wardrobe.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'11" not inc robe x 9'4" max inc robe



Double glazed window to front, radiator and fitted wardrobe.

Bedroom 4 7'11" x 7'10"



Double glazed window to front and radiator.

Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit and panel bath with mains shower, radiator, double glazed window and tiled walls.

Outside



To the front of the property there is a garden with a block paved driveway providing off street parking, access to the garage and also gates leading through to additional parking area. To the rear there is a delightful garden laid mainly to lawn with a patio area.

Garage 17'7" x 8'7"

With up and over access door, double glazed door to side of the property and space for washing machine and tumble dryer, internal door to kitchen.

Council Tax Band

The Council Tax Band is Band D.

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

Fawcett Street Viewings

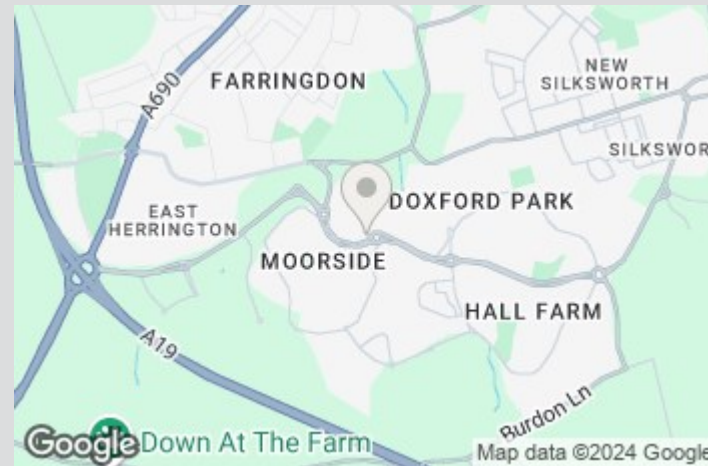
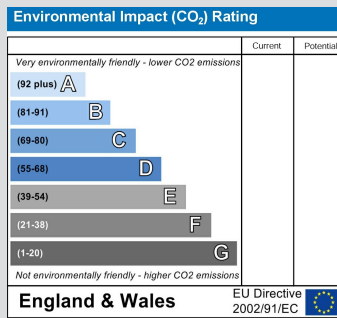
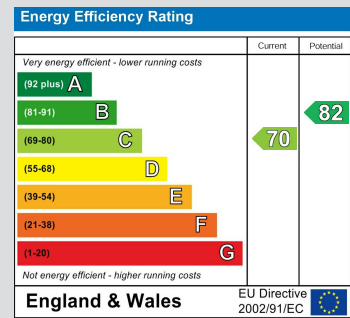
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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