









A stunning five bedroom detached house with a stylish contemporary interior, occupying a superb position within this highly sought-after development, known as Potters Hill. The upgraded and immaculate accommodation on the ground floor is accessed via an impressive reception hall with a cloakroom/wc and staircase to the first floor. There is an attractive lounge to the front with a box bay window and to the rear a fabulous 33ft open plan kitchen / dining and family area. The kitchen is fitted with an excellent range of units, breakfast bar, a selection of integrated appliances and a door to a useful utility. To the first floor there is a wonderful, spacious landing area, a master bedroom with en-suite shower room/wc, four further bedrooms and a family bathroom/wc. Externally there is a lawned garden to the front, a generous driveway, an integral double width garage and to the rear a beautiful, landscaped garden with a lawn and superb patio area. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. Viewing is essential to appreciate this exceptional home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to the

Reception Hall



Spacious reception hall with a radiator and a built in cupboard. Doors connect off to the cloakroom/WC, lounge and open plan kitchen, dining and family area.

Cloakroom/WC



With a low level WC, pedestal wash hand basin, a radiator and extractor fan.

Lounge 18'2" into bay x 11'8"



This attractive room has a bow style bay to the front with floor to ceiling double glazed windows and a radiator.

Open Plan Kitchen, Dining And Family Area 33'7" x 9'3"



The kitchen is fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit. Integrated appliances include a double electric oven, microwave, an induction hob, fridge, freezer and a dishwasher. There is a breakfast bar, two sets of double glazed French doors to the rear and a double glazed window to the rear, a radiator and a door to the utility.

Utility 6'2" x 7'1"



With a fitted base unit with work surface over, space has been provided for the inclusion of a washing machine and a tumble dryer. There is a radiator, a door to the side of the property and an internal door to the garage.

First Floor Landing



This spacious landing has a radiator and a built in cupboard. Doors lead of to the five bedrooms and family bathroom.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 15'11" max x 13'10" max inc fitted robes



Two double glazed sets of French doors to the front with Juliet balconies, there are two radiators, fitted sliding door wardrobes and a door to the en suite.

En Suite



With a low level WC, wash hand basin, step in shower cubicle with mains fed shower. There are part tiled walls, tiled floor, a radiator and a double glazed window.

Bedroom 2 11'8" x 9'11"



With a double glazed window to the rear, a radiator, fitted sliding door wardrobes and a door to the en suite.

En Suite



With a low level WC, wash hand basin and step in shower cubicle with mains fed shower, tiled floor, radiator and a double glazed window.

Bedroom 3 9'6" x 10'8"



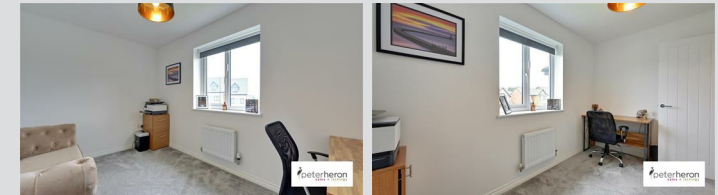
Double glazed window to the rear and a radiator.

Bedroom 4 12'2" max inc robes x 9'6"



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

Bedroom 5 11'11" x 8'5"



Double glazed window to the front and a radiator.

Family Bathroom



Low level WC, wash hand basin, a panel bath and a step in shower cubicle with mains fed shower. There is a tiled floor, part tiled walls, radiator and a double glazed window.

Outside



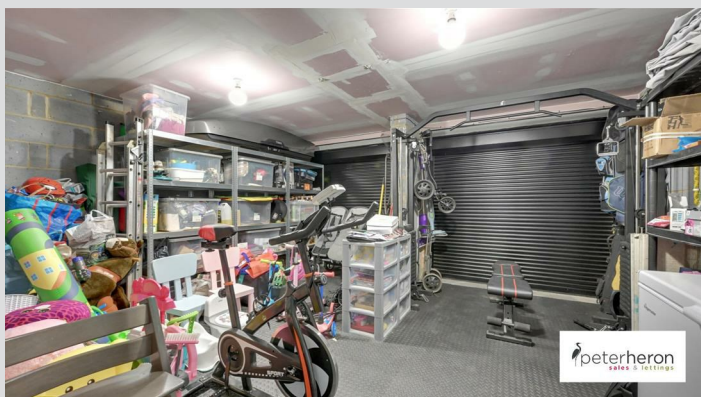
To the front of the property there is a generous lawned garden area and a block paved driveway providing off street parking as well as access to the garage. Whilst to the rear there is a beautiful landscaped garden with lawn, an attractive patio area and raised planted borders.

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MAIN ROOMS AND DIMENSIONS

Garage 16'1" wide x 15'5" max long



A double width garage with twin roller shutter access doors, there is also a door to the utility.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Estate Charges

We have been advised by our client there is a service of £180.30 per annum for communal areas.

Council Tax Band

The Council Tax Band is Band F.

Important Notice

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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 £210.00 by Movewithus Ltd.

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

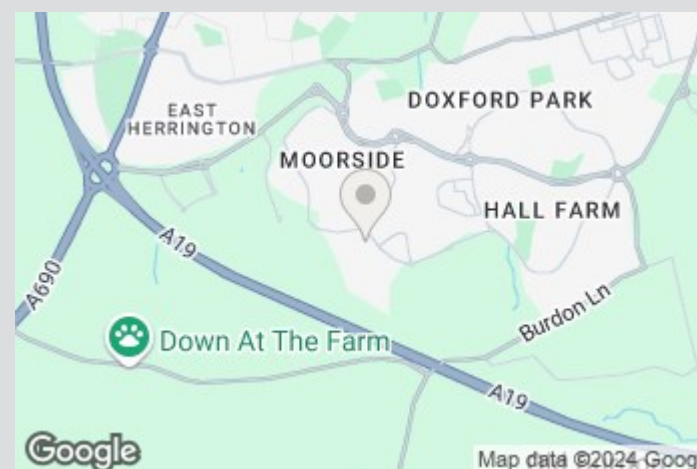
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

Energy Efficiency Rating		Current	Potential
Vary 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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