









A stunning and deceptively spacious three bedroom, semi-detached Dutch bungalow, occupying a superb cul-de-sac position within this highly sought after location. Internally the stylish interior on the ground floor is accessed via an entrance lobby with an attractive tiled floor, connecting through to the hall with staircase to the first floor. There is a lounge with a bay window the rear and a fabulous kitchen / diner, featuring an excellent range of quality units, luxury worksurfaces and an island. Completing the ground floor is a modern shower room/wc, a double bedroom with an en-suite washroom/wc and a second double bedroom (currently utilised as an additional reception room). On the first floor there is a spacious double bedroom and versatile room, ideal as study or dressing room. Externally there is a lawned garden to the front, a block-paved driveway, providing off street parking and access to the attached garage with a remote control access door. To the rear there is a beautiful, well-maintained garden with a lawn, patio and established planting. This pleasant cul-de-sac is situated off Crosslea Avenue, ideally placed for local amenities, shops and schools as well as offering excellent links to surrounding areas and major road connections. We highly advise arranging a detailed inspection to appreciate this exceptional home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

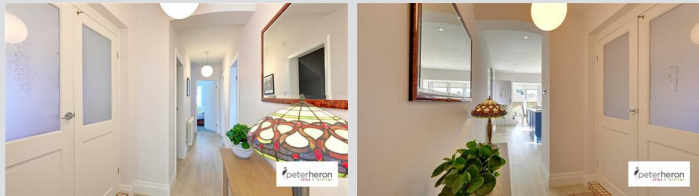
Access via Composite entrance door to

### Entrance Lobby



There is an attractive tiled floor and an inner door connecting through to the hall.

### Hallway



With a radiator and doors lead off to the lounge, two ground floor bedrooms and to the shower room. The hall opens through into the kitchen/diner and there is a staircase leading up the first floor.

### Lounge 16'2" into bay x 10'7"



With a double glazed bay window to the rear, a radiator and cabinets built into the alcoves.

### Kitchen/Diner 16'11" into bay x 13'1"



A stunning kitchen/diner fitted with an excellent range of quality units with luxury work surfaces over, there is a feature island unit with contrasting cabinets and matching work surface with inset sink unit, integrated appliances include a fridge, a freezer, a dishwasher and a washing machine, there is a range style cooker, a radiator, a double glazed box style bay to the rear with tall double glazed windows, a stable door provides access to the garden.

### Shower Room



a contemporary suite with low level WC with concealed cistern, wash hand basin set into vanity unit and a step in shower cubicle with a mains fed shower. There is a tiled floor with electric underfloor heating, and a period style radiator with heated towel rail.

### Bedroom 1 13'2" max inc robes x 13'1" into bay



Double glazed bay window to the front with attractive shutters, there is a radiator fitted wardrobes and a door to the en suite washroom.

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# MAIN ROOMS AND DIMENSIONS

## En Suite Washroom



With a low level WC, and a mini wash hand basin set into vanity unit.

## Bedroom 2 15'9" into by x 11'9" into alcove



This room is currently being utilised as an additional living area and has a double glazed bay window to the front with attractive shutters and a radiator.

## First Floor Landing



With a Velux window providing natural light and doors leading off to bedroom three and to the study/dressing room.

## Bedroom 3 13'1" approx measure to sloping ceiling x 10'2"



With two Velux windows, a radiator and built in storage into the eaves.

## Study/Dressing Room 6'2" approx measure to sloping ceiling x 4'11"



This versatile room has a Velux window and a radiator.

## Outside



There is a generous block paved driveway providing off street parking and a delightful garden laid mainly to lawn with established borders, whilst to the rear there is a beautiful landscaped garden with a paved patio area, decking, lawn and mature planting.

## Garage 15'11" long x 10'9" wide

The garage is accessed via a remote control roller shutter access door, there is a wall mounted boiler, a useful overhead storage and there are timber double doors providing access to the rear garden.

## 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

## Council Tax Band

The Council Tax Band is Band C.

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## Fawcett Street Viewings

To arrange an appointment to view this property please

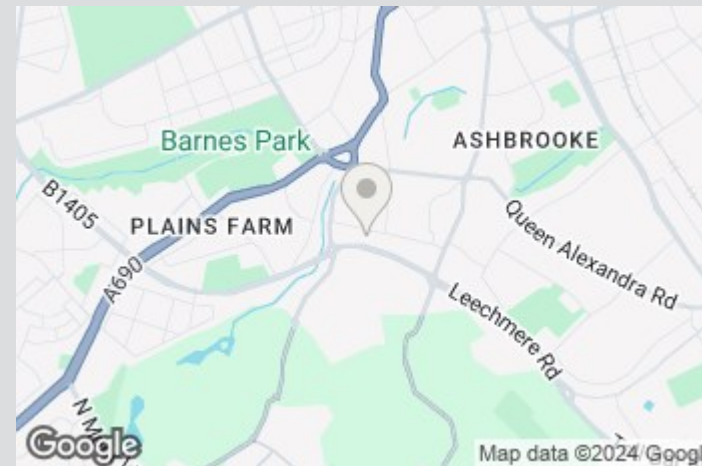
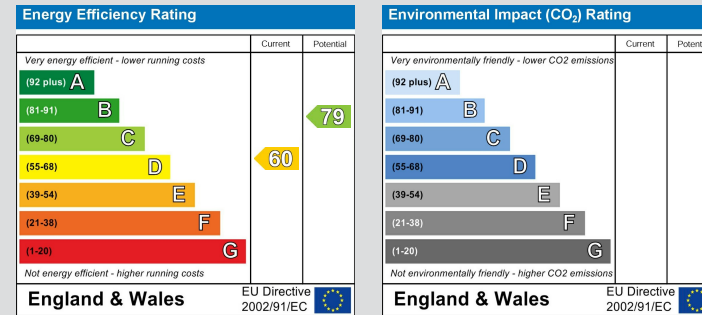
contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.

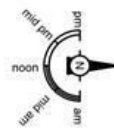


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Ground Floor  
Approximate Floor Area  
(91.81 sq.m)



Room in Roof  
Approximate Floor Area  
(29.09 sq.m)

# 1 Braemar Gardens