









This fabulous four / five bedroom detached home has been extended and upgraded to provide a most impressive standard of accommodation. The immaculate interior on the ground floor includes a reception hall with a staircase to the first floor, a wet room/wc, lounge with a glazed door leading out on to the garden and the room opens through to the dining room. From the dining room there is access through to a superb family room with doors leading out on to the garden and a vaulted ceiling with a Velux window. There is a versatile room that could be used as a ground floor bedroom or home office. The 25ft dining kitchen is exceptional, fitted with an excellent range of stylish units, luxury worksurfaces and a selection of integrated appliances. Completing the ground floor accommodation is a useful utility, fitted with matching kitchen units. To the first floor there is a master bedroom with an en-suite shower room, three further well-proportioned bedrooms and a contemporary family bathroom/wc. Fixed steps from the landing leading up to a partly boarded out loft space, providing an ideal storage area. Externally the property has a resin driveway, providing extensive off street parking and there are beautiful, low maintenance landscaped gardens with artificial grass, patio and established planting. This location provides convenient access to local amenities, shopping facilities and schools as well as offering links to surrounding areas and major road links including the A19. We highly advise viewing to appreciate this outstanding home..

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Reception Hall



There is a staircase to the first floor, a radiator, and doors leading off to the wet room/WC, lounge and dining kitchen.

### Wet Room/WC



With a low level WC, wash hand basin and wet area with mains fed shower, there is also a built in cupboard.

### Lounge 15'1" x 10'4"



There is a double glazed door providing access onto the garden, there is a double glazed window, radiator and the room opens through into the dining room.

### Dining Room 10'4" x 9'8"



There is a radiator and a double glazed door connecting through to the family room.

### Family Room 11'7" x 8'8"



This versatile room has a double glazed French door leading out onto the garden, a vaulted ceiling with a Velux window, tall radiator and a door to bedroom 5.

### Bedroom 5 9'8" x 8'8"



This room could be utilised as a bedroom or a home office, there is a double glazed window overlooking the garden, vaulted ceiling with Velux window and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Dining Kitchen 24'11" x 9'6"



This stunning kitchen is fitted with an excellent range of wall and base units with luxury work surfaces over incorporating a Belfast style sink unit, integrated appliances include a twin electric oven, an electric hob, fridge, freezer and a slimline dishwasher. There are double glazed windows to two sides, a radiator, a fixed seating area with storage below, and a door to the utility.

## Utility 7'1" x 6'10"



Fitted with matching kitchen units with work surfaces over incorporating a Belfast sink unit, there is a ladder style radiator, space has been provided for the inclusion of a washing machine and tumble dryer and a door leads out to the garden.

## First Floor Landing

The spacious landing has a built in cupboard, fixed steps leading to an excellent loft space that is partly bordered out providing excellent storage space, and there are doors leading off from the landing to the four further bedrooms and family bathroom.

## Bedroom 1 11'9" x 9'11"



With a double glazed window, radiator and a door to the en suite.

## En Suite



Modern en suite with a low level WC, wash hand basin and step in shower cubicle, there is chrome ladder style radiator and a double glazed window.

## Bedroom 2 14'7" x 9'10"



Double glazed window and a radiator.

## Bedroom 3 9'10" x 9'1"



With double glazed windows to two sides, there is a radiator and a built in wardrobe.

## Bedroom 4 9'7" x 10'2" max measure



Double glazed window and a radiator

## Family Bathroom



Contemporary suite with low level WC, pedestal wash hand basin and a bath with shower attachment, there is a chrome

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# MAIN ROOMS AND DIMENSIONS

ladder style radiator, part tiled walls and a double glazed window.

## Outside



There is a generous resin driveway proving ample off street parking as well as having the benefit of an EV charger and access to the single garage, there are beautiful landscaped low maintenance gardens with artificial grass, a patio area, established planting and a shed.

## 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.

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## Fawcett Street Viewings

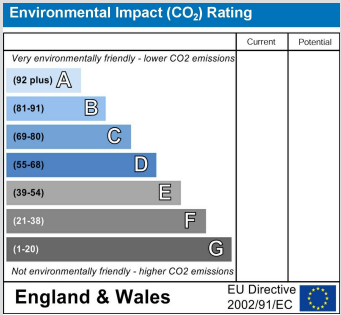
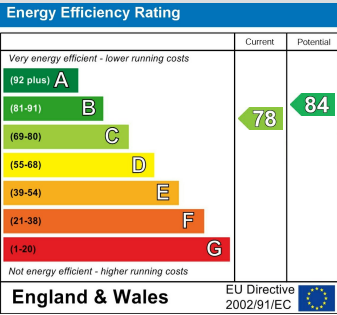
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## Opening Times

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.

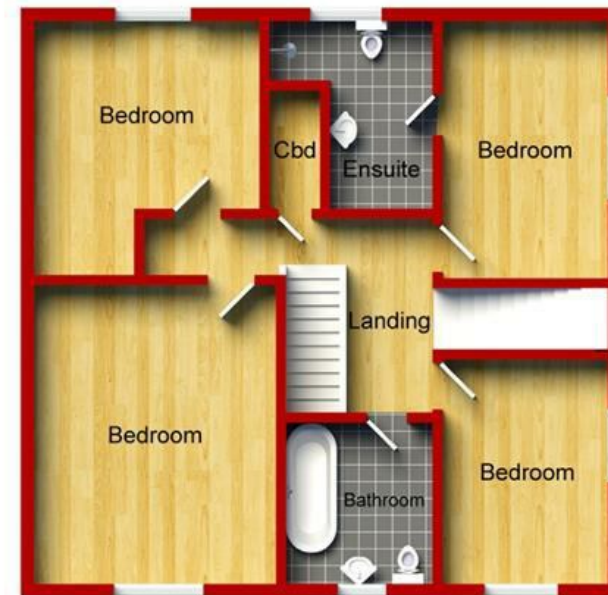


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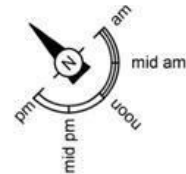
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Ground Floor  
Approximate Floor Area  
(90.17 sq.m)



First Floor  
Approximate Floor Area  
(71.83 sq.m)



26 Ravelston Close