









An impressive three (formerly four) bedroom detached, dormer bungalow occupying a wonderful, generous plot within the highly sought after area of Middle Herrington. Set behind a gated entrance, the property features a generous block-paved driveway providing extensive parking and access to a double garage. Internally the immaculate accommodation includes a reception hall and two spacious reception rooms, both with bay windows. The superb modern breakfasting kitchen overlooks the rear garden and is fitted with an excellent range of units, luxury worksurfaces and a selection of integrated appliances, a door from the kitchen connects through to a useful utility. The master bedroom is fitted with a range of fitted furniture and has access to a modern 'Jack & Jill' shower room/wc. Completing the ground floor is a second bedroom with door leading out on to the rear garden and there is a stunning, contemporary family bathroom/wc with shower cubicle. A spiral staircase from the dining room leads up to a spacious third bedroom. At the front of the property there is an attractive low maintenance garden whilst to the rear is a beautiful garden, laid mainly to lawn with a patio and established planting. 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 a detailed inspection to appreciate this tremendous property with its spacious rooms, versatile accommodation, highly regarded location and wonderful gardens.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to hallway.

Entrance Hall



Radiator and doors lead off to the lounge, dining room, Jack & Jill shower room and bedroom 2.

Lounge 13'5" into bay x 14'6" into alcove



This delightful room has a double glazed bay window to the front, radiator, feature fireplace with gas fire, a further double glazed window to side and a picture rail.

Dining Room 14'0" x 14'2"



Maximum measurements including spiral staircase with a double glazed bay window to front with a delightful window seat, radiator, spiral staircase leading to the first floor and a door to kitchen.

Breakfasting Kitchen 11'5" x 9'5"



Fitted with a range of modern wall and base units with luxury work surfaces over incorporating an inset 1 1/2 bowl sink unit, integrated appliances include an electric oven, microwave, induction hob and slimline dishwasher, radiator, double glazed window to rear overlooking the garden and doors to both the lobby and utility.

Utility

Space for washing machine and tumble dryer and a freezer. Double glazed window, double glazed door to side and tiled floor.

Lobby

Door to bathroom.

Bathroom



Fitted with a fabulous contemporary suite comprising of a low level WC, washbasin set into vanity unit, bath and step in shower cubicle with mains shower, chrome ladder radiator, a further standard radiator, tiled walls and double glazed window.

Bedroom 1 11'5" x 10'9"



Maximum measurements including fitted furniture, double glazed window to rear overlooking the garden and radiator. Door provides access to the Jack & Jill shower room.

Jack & Jill Shower Room



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

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 9'5" x 8'2"



Double glazed door providing access out to the rear garden, double glazed window to rear and radiator.

First Floor

Bedroom 3 17'8" x 12'3"



This spacious room has a double glazed window to the front and a radiator.

Outside



The property occupies a delightful and generous plot set

behind a gated entrance. To the front there is an attractive low maintenance garden with paved and gravelled areas as well as planted borders, a long block paved driveway provides extensive off street parking and access to the double garage. To the rear there is a beautiful garden laid mainly to lawn with patio area and established planting.

Garage 19'7" long x 19'2" wide



This superb double garage with a remote control roller shutter access door, double glazed door to side and a double glazed window.

Council Tax Band

The Council Tax Band is Band E.

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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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

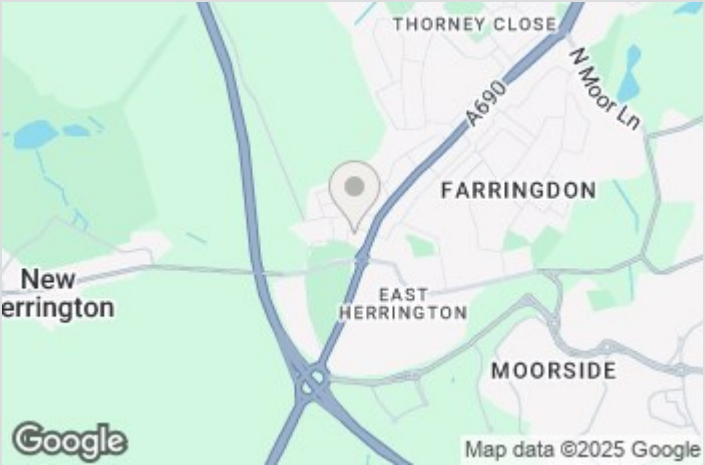
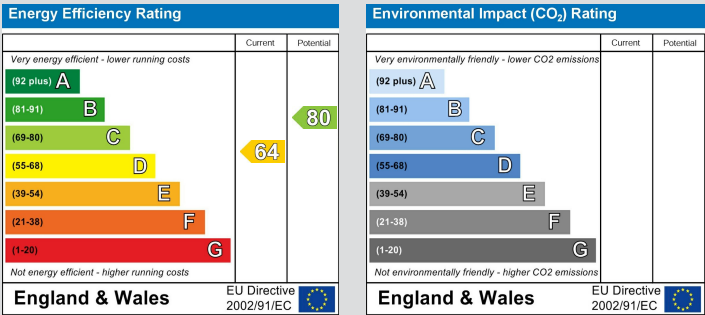
Ombudsman

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MAIN ROOMS AND DIMENSIONS

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