









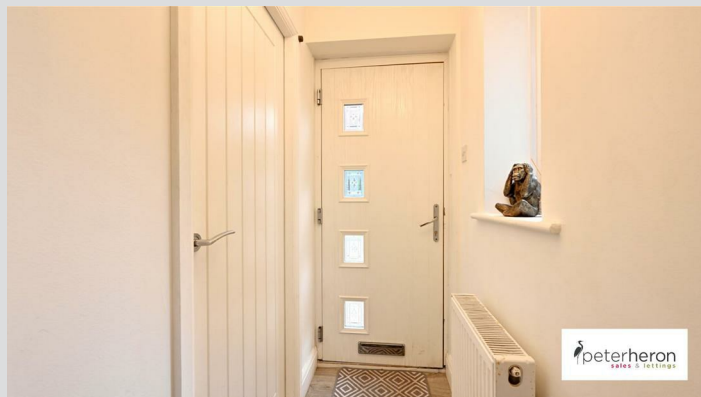
This extended FREEHOLD four bedroom semi-detached home, provides a stunning level of accommodation, including a fabulous 26ft open plan kitchen / living and dining area. Internally the stylish accommodation on the ground floor includes an entrance lobby, dining room that opens through to the open plan kitchen / living and dining area with bi-folding doors and a roof lantern. The kitchen is fitted with an excellent range of units, luxury worksurfaces and a feature island. Completing the ground floor is a useful utility / store and a fourth bedroom. On the first floor there is a master bedroom with fitted wardrobes and en-suite shower room/wc, two further well-proportioned bedrooms and a contemporary family bathroom/wc. Externally there is a driveway providing off street parking to the front and a low maintenance garden to the rear. The property benefits from gas central heating to radiators, UPVC double glazing and solar panels (that we have been advised by our client are owned and not leased). Occupying a delightful cul-de-sac position within the ever popular Thristley Wood development, the property is within easy access to local amenities, shopping facilities and schools as well as Doxford International Business Park and there are road connections including the A19. We highly recommend arranging a detailed inspection to fully appreciate this exceptional home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Lobby



Radiator.

Dining Room 14'2" x 11'6"



Double glazed window to front, radiator and the room opens through into the open plan kitchen/living and dining area.

Open Plan Kitchen/Living & Dining Area 26'0" x 18'9" narrowing to 13'6"



Kitchen Area



Fitted with an excellent range of stylish contemporary units with luxury work surfaces over incorporating a sink unit, feature island with breakfast bar, integrated appliances include double oven, electric hob with extractor over, dishwasher and fridge. Space for washing machine. Five tall radiators. Bi-folding doors leading out to the rear. Superb roof lantern providing additional natural light. Door to utility/store. Staircase leading to the first floor.

Utility/Store 9'4" x 3'7"

This ideal space provides additional storage area.

Bedroom 4 12'9" x 7'4"



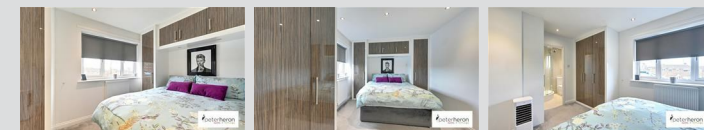
Double glazed window to front and radiator.

First Floor Landing



Built in cupboard and loft access hatch.

Bedroom 1 9'9" x 11'7" extending to 14'1"



Maximum measurements including fitted wardrobes, double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

En-Suite



Modern suite with low level WC, pedestal washbasin and step in shower cubicle with mains shower, chrome ladder style radiator, tiled walls and floor, double glazed window.

Bedroom 2 10'11" x 9'8"



Double glazed window to front and radiator.

Bedroom 3 9'9" x 7'11"



Maximum measurements including fitted wardrobes, double glazed window to front and radiator.

Bathroom



Low level WC, washbasin and bath, double glazed window, feature radiator, tiled walls and floor.

Outside



Driveway to the front providing off street parking, a useful side access to the rear and low maintenance gardens to the rear with artificial grass and a patio area.

Solar Panels

We have been advised by our clients that the solar panels are owned by the property and not subject to a lease agreement.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

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

Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer

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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 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

Visit www.peterheron.co.uk or call 0191 510 3323

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MAIN ROOMS AND DIMENSIONS

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

Energy Efficiency Rating		
	Current	Potential
Very 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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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