









An exceptional opportunity to purchase this unique, self build four bedroom detached property, occupying a substantial plot. Internally the spacious accommodation is accessed via a reception hall with staircase to the first floor, cloakroom/wc and useful built in storage. There is a 22ft lounge, enjoying a dual aspect, a delightful conservatory, a versatile room that could be a snug or dining room and there is a breakfasting kitchen. To the first floor there is a superb master bedroom with dressing area and en-suite shower room/wc, three further well-proportioned bedrooms and a family bathroom/wc. Set back from the road, a gated access leads onto a block-paved drive, providing extensive off street parking, as well as access to the double garage. To the rear there is a mature garden, laid mainly to lawn with a patio, established borders and a large workshop. The property is warmed by gas central heating to radiators and benefits from solar panels, that are owned and not leased. We highly recommend a detailed inspection to appreciate the location, generous accommodation, wonderful plot and potential this remarkable home has to offer.

MAIN ROOMS AND DIMENSIONS

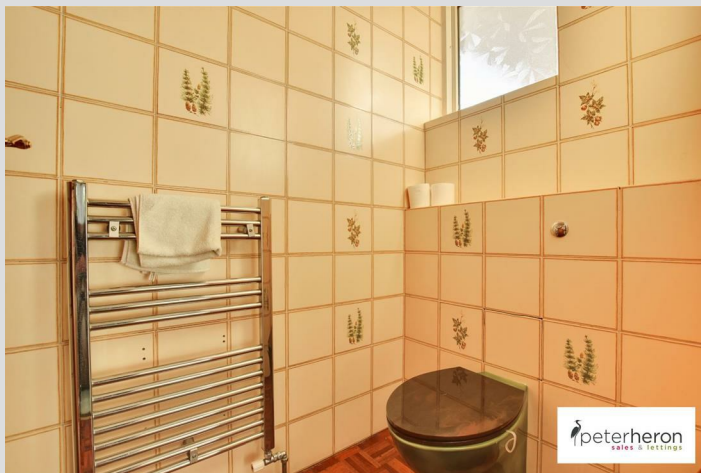
Ground Floor

Access via entrance door.

Reception Hall

Staircase to first floor, useful built in cloaks cupboard and two radiators.

Cloakroom/WC



Fitted WC and washbasin, chrome ladder style radiator, timber framed double glazed sealed unit window.

Lounge 22'11" x 14'10"



Enjoying a dual aspect with aluminium framed patio style door to the rear, two timber framed double glazed sealed unit windows to front along with a further timber framed double glazed sealed unit window to the rear, two radiators and double doors leading through to conservatory.

Conservatory 10'11" x 10'4"



UPVC double glazed windows and UPVC double glazed French door leading out to the rear decked area, radiator.

Snug/Dining Room 10'11" x 9'11"



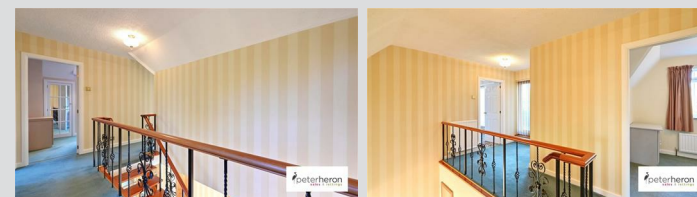
This versatile room would be ideal as a snug or dining room, timber framed double glazed sealed unit window to rear and radiator.

Breakfasting Kitchen 14'1" x 8'10" plus 10'2" x 8'3"



Fitted with a range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include a double Bosch oven, induction hob, microwave, fridge and freezer. Radiator, chrome ladder style radiator, timber framed double glazed sealed unit windows to side and rear, patio style sliding door to side, space for washing machine, wall mounted boiler and door to garage.

First Floor Landing



Two radiators, glazed timber door to rear, two built in cupboards, and timber framed double glazed sealed unit window.

Bedroom 1 14'4" x 11'10"



Aluminium framed patio style door to rear, radiator, built in wardrobes with matching drawer units and door to dressing room.

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Dressing Room 7'10" x 5'10"



Timber framed double glazed sealed unit window, built in wardrobes, radiator and door to en-suite.

En-Suite Shower Room



Low level WC with concealed cistern, washbasin and step in shower cubicle with mains shower, tiled walls and floor, chrome ladder style radiator, and timber framed double glazed sealed unit window.

Bedroom 2 11'8" x 11'0" extending to 13'11"



Timber framed double glazed sealed unit windows to front and side, radiator, built in wardrobes with matching drawer units.

Bedroom 3 11'11" x 8'10"



Timber framed double glazed sealed unit window to rear, radiator and built in wardrobe.

Bedroom 4 11'9" x 10'2" maximum



Timber framed double glazed sealed unit window to side, radiator and built in cupboard, fitted desk with matching cabinets.

Bathroom

WC, pedestal washbasin and corner bath with electric shower over, two timber framed double glazed sealed unit windows, radiator and tiled walls and floor.

Front Exterior



The property occupies a generous plot, to the front there is gated access leading onto a block paved driveway providing extensive off street parking and access to the garage. Pleasant lawned garden area to the front.

Rear Exterior



To the rear a superb garden with lawn, patio and decked area and also a large workshop, greenhouse and a hot tub.

Garage 17'11" wide x 16'10" long

Folding timber access door, single glazed windows and internal door to kitchen.

Right of Access

To the front of the property there is a the substation and please note there is a right of access for maintenance.

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.

Solar Panels

We have been advised by our client the solar panels are owned and were purchase in November 2011 on a 25 year tariff.

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

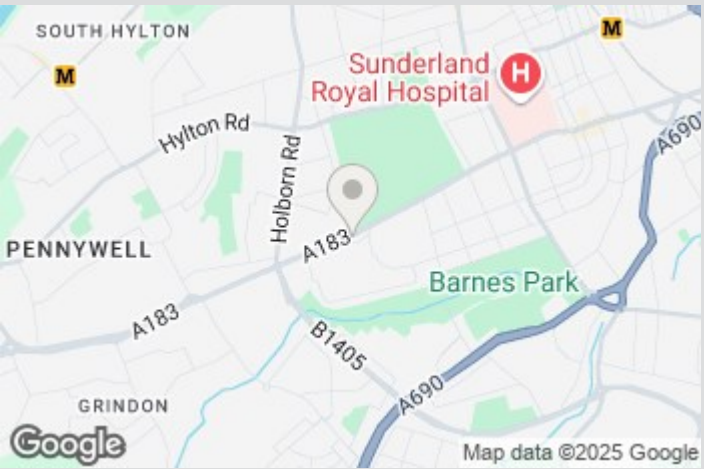
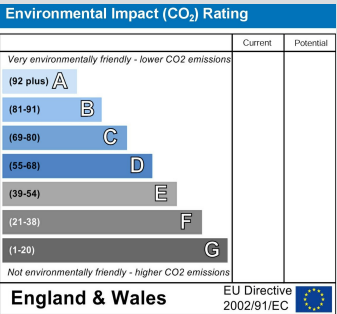
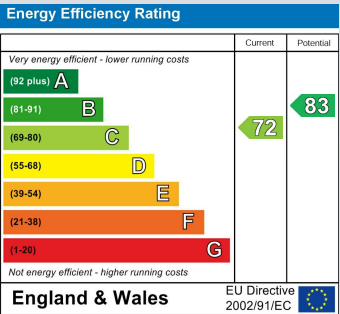
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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