









A beautifully appointed four / five bedroom semi-detached Dutch bungalow, providing deceptively spacious accommodation within this highly sought after location. Internally the immaculate and versatile accommodation on the ground floor includes a reception hall, lounge and an impressive breakfasting kitchen that opens through to an attractive family / dining area. All living rooms are bright and airy and benefit from French or patio doors opening onto the southerly aspect rear garden. Completing the ground floor is a washroom/wc and three bedrooms, one featuring an en-suite shower room/wc. To the first floor there are two further bedrooms and a superb family bathroom with a shower cubicle. Externally the property is approached via a gated entrance onto a generous driveway providing ample off street parking and access to a single garage. There is a delightful garden to the front with mature planting and to the rear a wonderful garden with a lawn, decked areas 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 arranging a detailed inspection to appreciate this fabulous home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

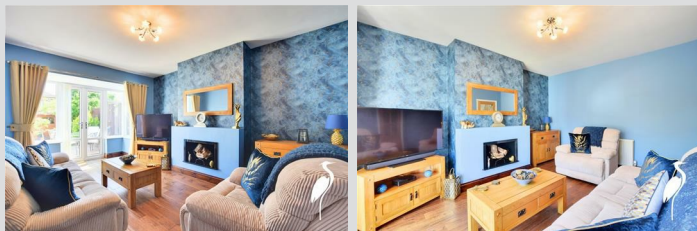
Access via Composite entrance door.

Reception Hall



Stairs to first floor, double glazed window and radiator.

Lounge 18'2" x 11'10"



Double glazed windows and UPVC French doors to rear, radiator and feature fireplace.

Breakfasting Kitchen 16'7" x 15'0"



Range of modern wall and base units with wood effect countertops over incorporating a 1 1/2 bowl sink and drainer with mixer tap. Integrated appliances include double oven, five ring hob, cooker hood, wine fridge, fridge freezer and dishwasher. Double radiator. Double glazed window, UPVC door and UPVC French doors to rear. Four seater breakfast bar. Opening into family/dining area.

Family/Dining Area 28'6" x 11'10"



This versatile space could be utilised as an annex if required. Generous living area with a log burner, two double radiators, double glazed windows and UPVC sliding doors to rear.

Study 9'6" x 7'9"



This room is currently being used as a study. Double glazed window to rear and column radiator. Opening into en-suite.

En-Suite Shower Room



Low level WC, washbasin set into vanity unit and walk in shower cubicle.

Rear Hall

Storage cupboard and door to garage.

Ground Floor WC



Low level WC and washbasin set into vanity unit, heated towel rail.

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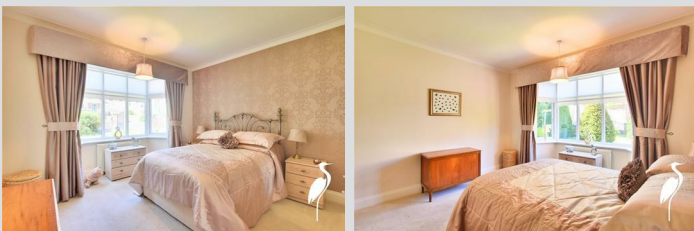
MAIN ROOMS AND DIMENSIONS

Bedroom 1 16'11" x 11'11"



Double glazed bay window to front with window seat, radiator, built in wardrobes and drawers.

Bedroom 2 13'8" x 11'10"



Double glazed bay window to front and double radiator.

First Floor Landing

Velux window.

Bedroom 3 15'1" x 8'1" plus 10'7" x 10'2" max



Velux window, double glazed window to rear, radiator and storage cupboard.

Bedroom 4 9'7" x 5'9" approx measurements as sloping ceiling

Velux window and radiator.

Bathroom



Low level WC, washbasin set into vanity unit, bath with shower and walk in shower cubicle, radiator and Velux window.

Outside



Attractive well established garden to the front with driveway providing off street parking via electric gates, electric vehicle charger, leading to garage. To the rear beautiful landscaped garden featuring well stocked borders, lawn area and timber decked seating area with a sunny aspect.

Garage 17'2" x 10'4"

Access via electric roller shutter door. Space and plumbing for washing machine and tumble dryer.

Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

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

Important Notice - Particulars

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 or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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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 £300.00 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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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	

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		
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