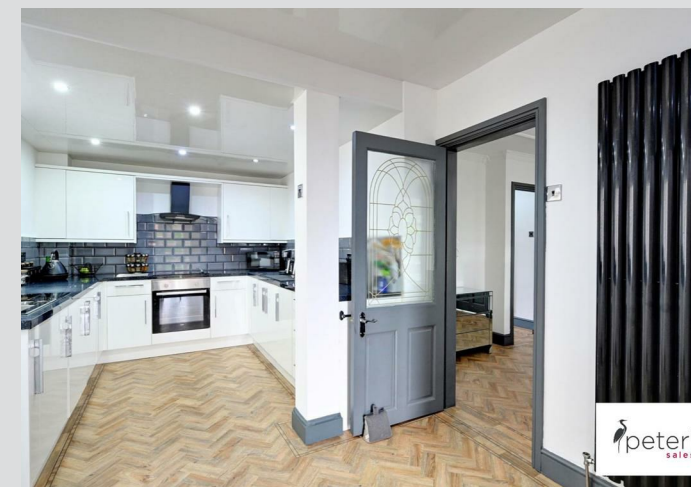
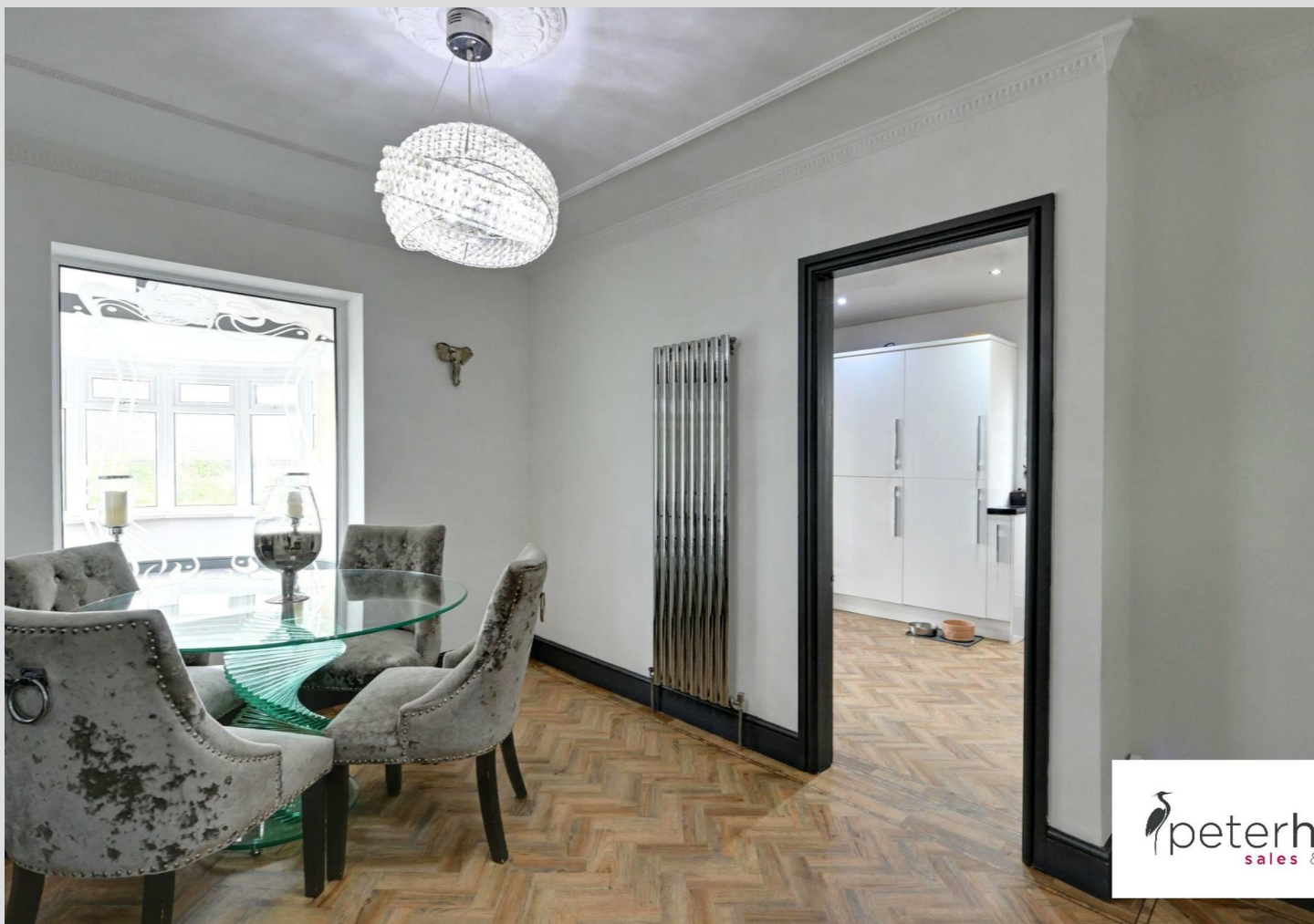










An impressive four bedroom detached house occupying a delightful position on this small cul-de-sac. Internally the well-appointed accommodation is accessed at ground floor level via an entrance lobby with a cloakroom/wc and a door connecting through to an attractive hall with staircase to the first floor. There is a spacious lounge, a dining room, leading through to a contemporary kitchen and there is a generous 29ft garden room. On the first floor there is luxury family bathroom/wc, incorporating a walk in shower and there are four well-proportioned bedrooms, one with an en-suite shower room/wc. Externally there is a lawned garden to the front with a driveway providing off street parking and access to the integral garage with remote control roller shutter access door. At the rear there is a low maintenance, landscaped garden with paved patios and decked areas, along with a pond and a fabulous summer house, currently being utilised as a bar / entertaining area. This popular and convenient location is ideal for access to local amenities, shops and schools, as well as offering excellent transport connections to surrounding areas. We advise early viewing to fully appreciate this outstanding home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Lobby



Double glazed window to side.

Cloakroom/WC



Low level WC with concealed cistern and washbasin set into vanity unit, radiator and double glazed window.

Reception Hall



Tall radiator and attractive staircase to first floor.

Lounge 21'0" into bay x 11'1" into alcove



This spacious room has a double glazed window to front with window seat, tall radiator, double glazed French door to garden room. Media wall.

Dining Room 13'3" x 9'4"



Double glazed window looking into the garden room, and tall radiator.

Kitchen 19'3" x 8'8" extending to 9'7"



Fitted with an excellent range of contemporary units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven and electric hob, space for American style fridge freezer, tall radiator and double glazed French door to garden room.

Garden Room 29'3" x 8'8" extending to 14'11" max



This generously proportioned and impressive room has double glazed windows overlooking the garden along with three Sky light windows providing additional natural light.

First Floor Landing



Double glazed window to front.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 9'10" not inc robes x 8'11" extending to 13'1" amx



Double glazed window to rear, radiator, fitted wardrobes and door to en-suite.

En-Suite



Contemporary suite comprising of a low level WC, washbasin set into vanity unit and step in shower cubicle with mains shower.

Bedroom 2 10'0" x 7'11"



Double glazed window to rear and radiator.

Bedroom 3 10'1" x 10'6"



Double glazed window to rear and radiator.

Bedroom 4 11'6" x 5'10"



Double glazed window to front and radiator.

Bathroom



Stunning contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit, free standing bath and walk in shower, feature radiator and double glazed window.

Outside



To the front of the property there is a lawned garden with a driveway providing off street parking and access garage. To the rear there is a delightful landscaped low maintenance garden with paved patio areas and decking. The garden also features a pond and fabulous summerhouse which is currently be used as a bar/entertaining area.

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MAIN ROOMS AND DIMENSIONS

Summerhouse



Garage 16'10" x 9'9"

Integral garage with remote control roller shutter access door.

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

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Fawcett Street Viewings

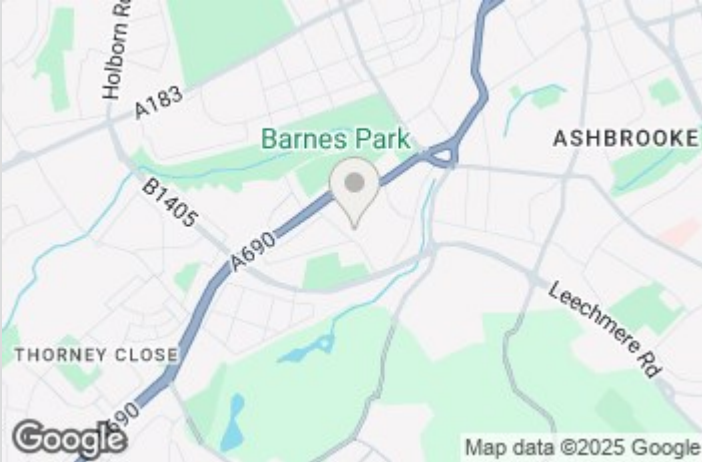
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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		
		83
England & Wales		
EU Directive 2002/91/EC		

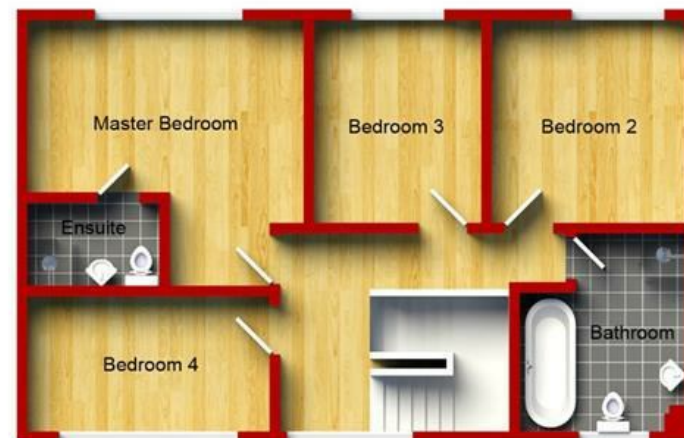
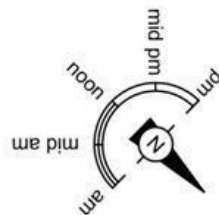
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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Ground Floor
Approximate Floor Area
(93.00 sq.m)



First Floor
Approximate Floor Area
(57.00 sq.m)

4 Alpine Way