









Enjoying fabulous open views to the rear, this stunning four / five bedroom home has been extensively extended and remodelled, to provide an exceptional standard of accommodation. Internally briefly comprising of a reception hall, attractive lounge to the front and to the rear an outstanding 28ft open plan kitchen, dining and family area with Velux windows and bi-fold doors to the garden. The kitchen is fitted with an excellent range of stylish units, luxury worksurfaces, a feature island and a selection of integrated appliances. Completing the ground floor is a useful utility and a bedroom with en-suite shower room/wc. To the first floor there is a family bathroom and four bedrooms, one with an en-suite shower room/wc. Externally there is a generous driveway to the front, providing extensive off street parking and to the rear there is a delightful, low maintenance garden. The property occupies a pleasant cul-de-sac position within this highly regarded area of Middle Herrington, ideally placed for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly recommend arranging a viewing to appreciate the quality of accommodation and location this remarkable home has to offer, along with the open views to the rear.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Reception Hall



Tall radiator and staircase to first floor.

Lounge 16'5" x 12'5"



Double glazed bow window to front and radiator.

Open Plan Kitchen/Dining & Family Area 28'3" x 24'0" max narrowing to 18'3"



This stunning open plan space features double glazed bi-folding doors leading out to the rear, two radiators, tall double glazed windows to the rear and four Velux windows providing additional natural light.

Kitchen Area



Fitted with an excellent range of contemporary units with luxury work surfaces over incorporating 1 1/2 bowl sink unit, feature island and integrated appliances include double oven and ceramic hob, fridge and freezer. Door to utility.

Utility 12'6" x 5'4"



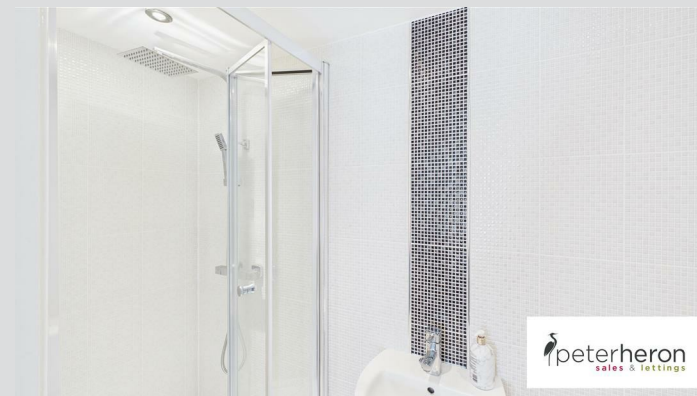
Fitted wall and base units with work surface over, space for washing machine and tumble dryer, radiator, double glazed door to side and built in cupboard.

Bedroom 5 13'4" x 7'8"



Double glazed bow window to front, radiator and door to en-suite.

En-Suite Shower Room



Low level WC, washbasin and step in shower cubicle with mains shower.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Bedroom 1 17'11" x 8'1"



Double glazed window to front, radiator and door to en-suite.

En-Suite Bathroom



Low level WC washbasin vanity unit and spa style bath, tiled walls and floor, double glazed window and radiator.

Bedroom 2 13'5" x 11'11"



Double glazed window to front and radiator.

Bedroom 3 12'0" x 10'11"



Double glazed window to rear providing superb open views, and radiator.

Bedroom 4 8'3" x 7'3"



Double glazed window to front and radiator.

Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower over, chrome feature radiator, tiled walls and double glazed window.

Outside



To the front of the property there is a generous driveway providing ample off street parking whilst to the rear there is a delightful low maintenance landscaped garden.

Views over Farmland



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:-

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Fawcett Street Viewings

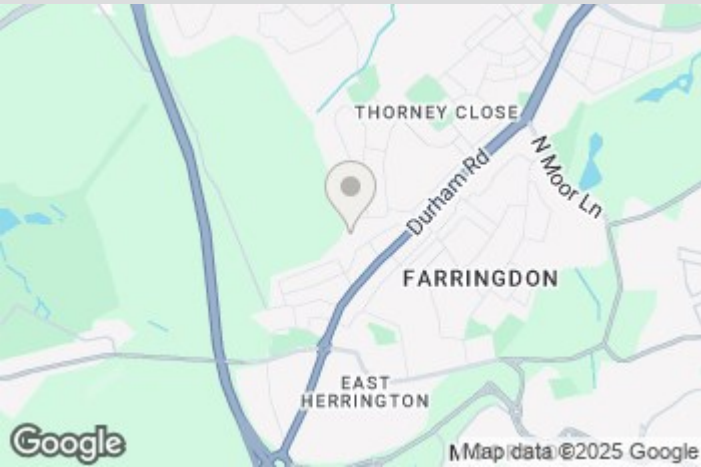
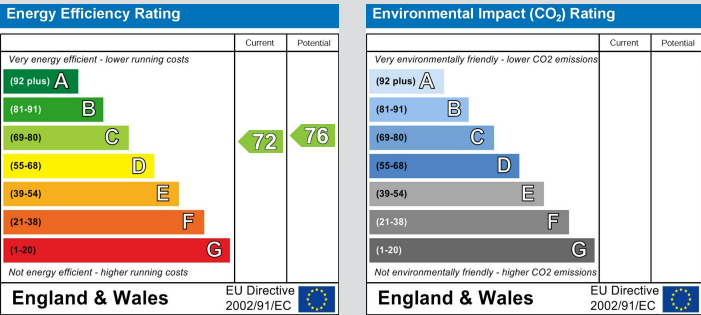
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

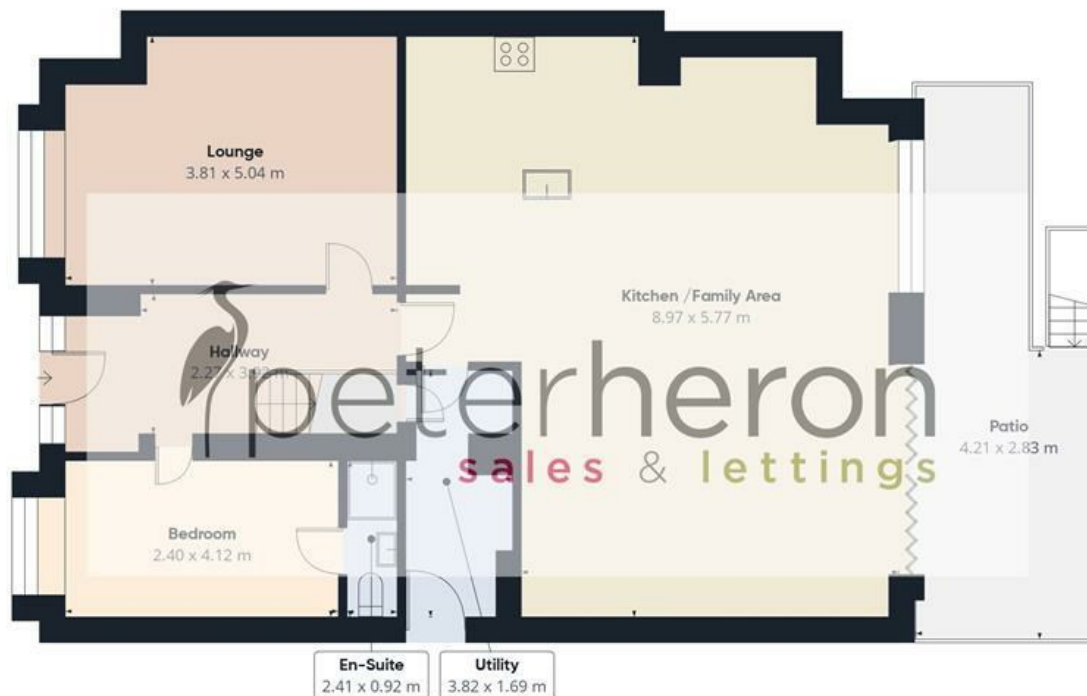
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Floor 0

Approximate total area⁽¹⁾

169.8 m²

Balconies and terraces

18.8 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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