









An impressive, extended FREEHOLD four bedroom semi-detached house, occupying a delightful cul-de-sac position within this popular residential area. Internally the immaculate accommodation comprises to the ground floor of an entrance porch, hall with staircase to the first floor, spacious lounge, opening through to a dining room and there is a fabulous kitchen / diner, fitted with an excellent range of stylish units, luxury worksurfaces, a breakfast bar and French doors to the rear garden. To the first floor there is a main bedroom with a modern en-suite shower room/wc, three further bedrooms and a contemporary family bathroom/wc. Externally there is a garden to the front with a double width driveway and a single integral garage whilst to the rear there is a beautiful garden with a lawn, patio area and established planting. This convenient location is ideal for local amenities, shopping facilities and schools, as well as offering excellent access to road connections to surrounding areas. We highly recommend early viewing to appreciate this superb home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Porch

Double glazed windows and inner door into hall.

Hallway



Staircase to first floor and radiator.

Lounge 11'5" x 14'0"



Double glazed window to front, radiator and the room opens through into dining room.

Dining Room 10'8" x 8'6"



Double glazed window to rear and radiator.

Breakfasting Kitchen 18'3" max x 10'8"



Fabulous contemporary kitchen fitted with a range of wall and base units with luxury work surfaces over incorporating an inset sink unit, breakfast bar, space for range style cooker, American fridge freezer and washing machine. Integrated appliances include dishwasher. Double glazed French door leading out to rear garden, double glazed window, radiator and gas fired wall heater.

First Floor Landing

Bedroom 1 8'5" max including fitted robes x



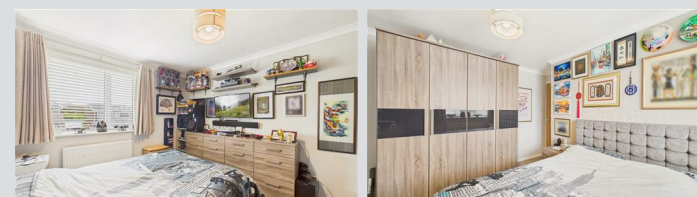
Double glazed window to front, radiator, gas fired wall mounted heater and fitted wardrobes. Door to en-suite.

En-Suite Shower Room



Contemporary suite comprising of low level WC with concealed cistern, washbasin set into vanity unit and walk in shower with mains shower over, tiled walls and floor, ladder style radiator and double glazed window.

Bedroom 2 9'10" x 11'8"



Double glazed window to front and radiator.

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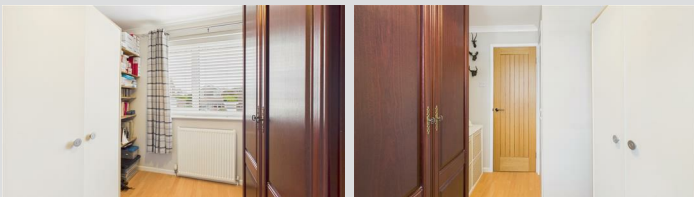
MAIN ROOMS AND DIMENSIONS

Bedroom 3 11'7" x 8'6"



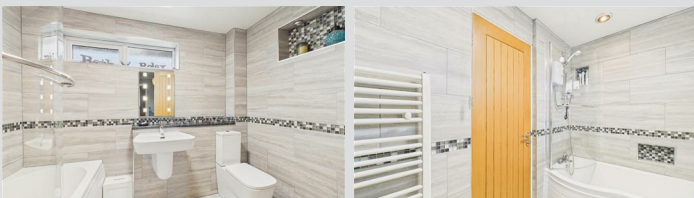
Double glazed window to rear, radiator and built in cupboard.

Bedroom 4 8'5" x 7'7" max



Double glazed window to front, radiator and built in cupboard.

Bathroom



Contemporary suite with low level WC , washbasin and P shaped panel bath with electric shower over and mixer tap

with shower attachment, attractive tiled walls and floor, ladder style radiator and double glazed window.

Outside



Attractive garden to the front with a double width driveway providing off street parking, access to integral single garage, whilst to the rear there is a delightful garden with a lawn, patio and established planting.

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 - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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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.

Sea Road Viewings

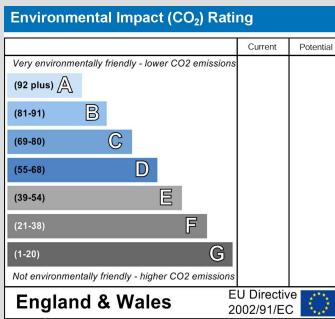
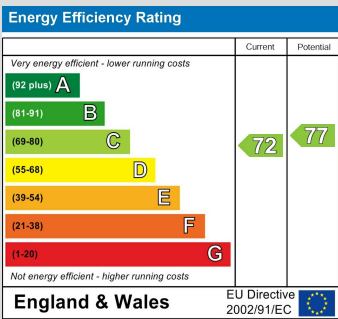
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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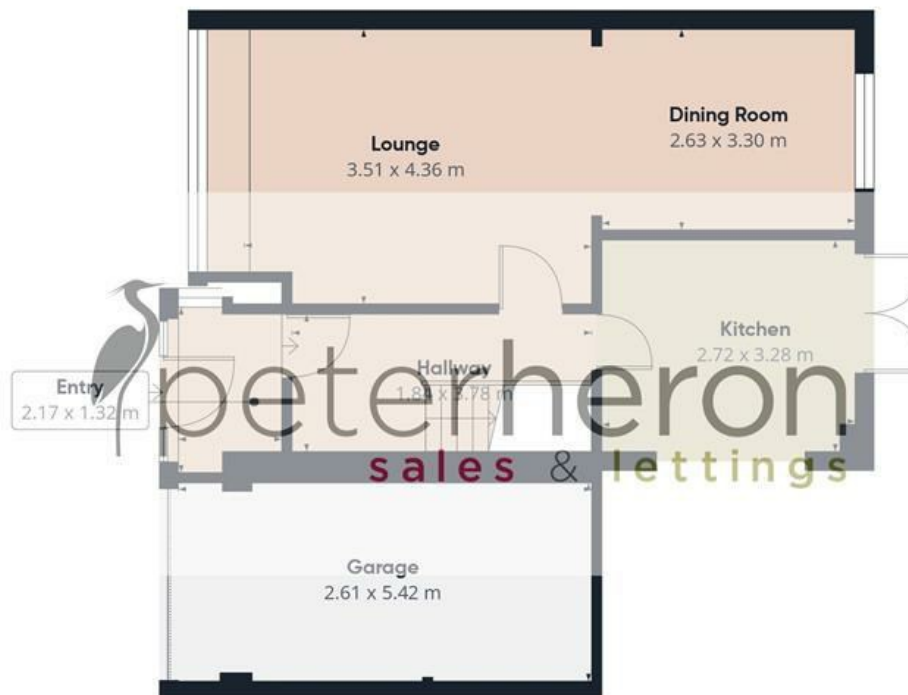
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MAIN ROOMS AND DIMENSIONS



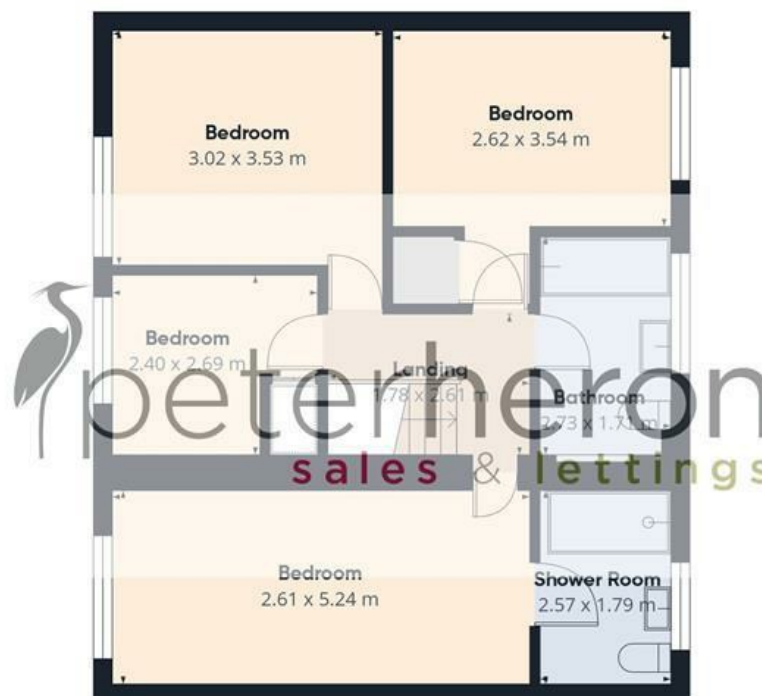
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Floor 0

Approximate total area⁽¹⁾
113.9 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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