









A fabulous, extended FREEHOLD semi-detached home, providing an exceptional standard of accommodation, including a stunning 19ft open plan kitchen / dining and family area. Internally the stylish accommodation on the ground floor includes an entrance lobby and a lounge with a media wall with an inset contemporary fire. To the rear the open plan kitchen / dining and family area has a vaulted ceiling with sky light windows, French doors to the garden and the kitchen is fitted with an excellent range of units, luxury worksurfaces and a feature island with breakfast bar. On the first floor there is a principle bedroom with an upgraded en-suite shower room/wc, two further well-proportioned bedrooms and a modern family bathroom/wc. Externally there is a garden to the front with a driveway providing off street parking and access to an integral garage whilst to the rear there is a delightful low maintenance, landscaped garden. Occupying a wonderful cul-de-sac position within the ever popular Thristley Wood development, the property is within easy access to local amenities, shopping facilities and schools as well as Doxford International Business Park and there are road connections including the A19. We highly recommend arranging a detailed inspection to fully appreciate the standard of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to entrance lobby.

Entrance Lobby



Double glazed windows, door to the lounge.

Lounge 14'4" x 11'7" into alcove



Double glazed window to the front, radiator, feature media wall with inset contemporary fire, the room connects through to the open plan kitchen, dining and family room.

Open Plan Kitchen Dining And Family Room 19'9" x 19'5"



This fabulous open plan area incorporates the kitchen dining and family area, featuring a double glazed French door

leading out to the rear garden, vaulted ceiling along with 2 skylight windows, a further double glazed window to the rear, two radiators, attractive tiled floor and a staircase to the first floor. The kitchen is fitted with an excellent range of stylish units with luxury work surfaces over incorporating an inset 1 1/2 bowl sink unit, there is a matching island with a breakfast bar and cabinets below.

First Floor Landing



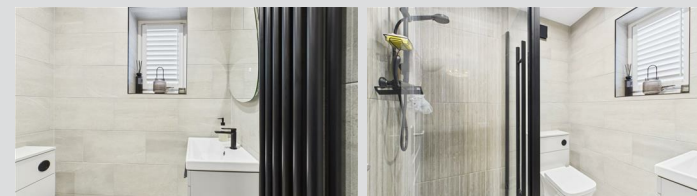
Loft access hatch to a partly floored out loft space, doors leading of to the three bedrooms and to the family bathroom.

Bedroom 1 14'0" x 9'9"



Double glazed window to the rear, radiator and a door connecting through to the en suite shower room.

En Suite Shower Room



Fabulous luxury en suite with a low level WC, wash hand basin set into vanity unit, step in shower cubicle with mains fed shower, there are attractive tiled walls and floor, tall radiator and a double glazed window.

Bedroom 2 10'0" x 11'0"



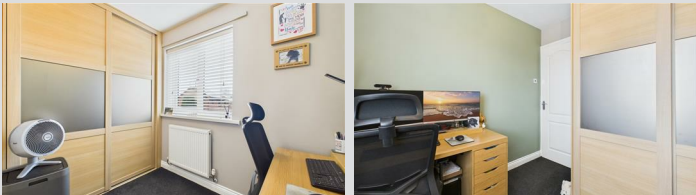
Double glaze window to the front and a radiator.

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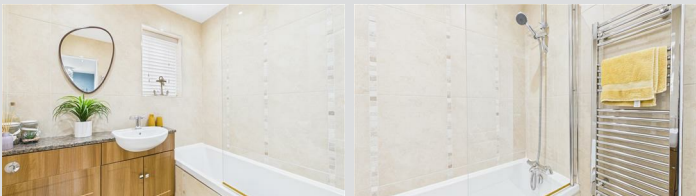
MAIN ROOMS AND DIMENSIONS

Bedroom 3 9'7" x 8'0" max measure inc fitted robes



Double glazed window to the front, radiator and fitted wardrobes.

Bathroom



Attractive modern bathroom suite with low level WC with concealed cistern, wash hand basin set into vanity unit, bath with shower attachment over, chrome ladder style radiator, tiled walls and floor and a double glazed window.

Outside



There is a lawned garden to the front with a driveway providing off street parking and access to the integral single garage, whilst to the rear there is a superb low maintenance landscaped garden.

Tenure FH

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

Council TaxBand

The Council Tax is Band C.

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Viewings Fst

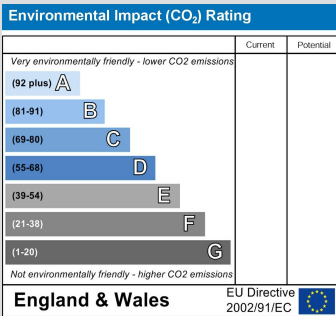
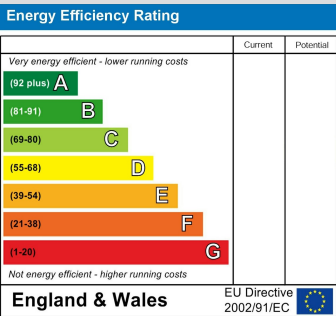
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

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

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



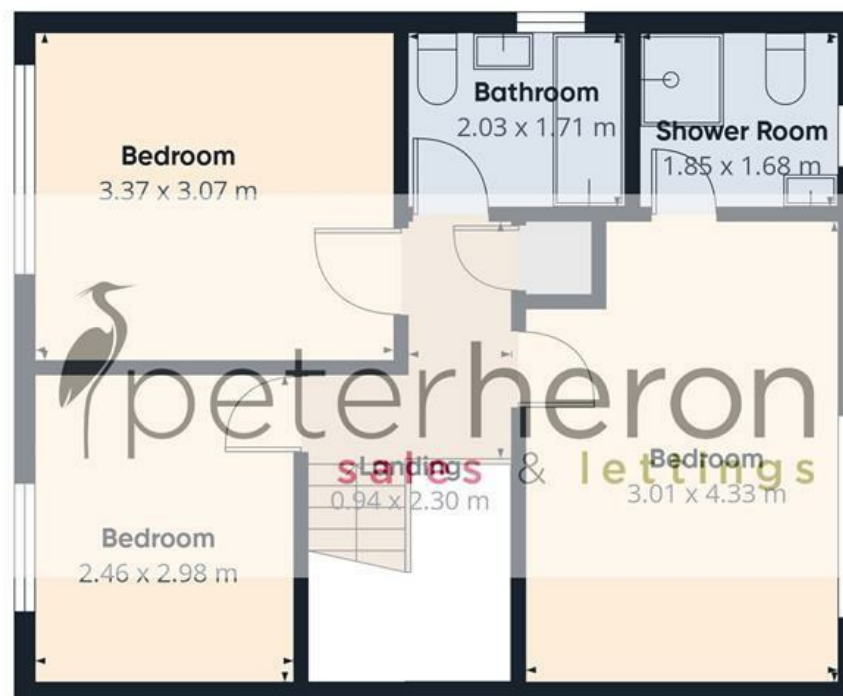
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Floor 0

Approximate total area⁽¹⁾
96.7 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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