









A beautifully presented four bedroom, three storey semi-detached town house, occupying an attractive corner plot within this modern and highly sought-after development, known as Potters Hill. The stylish accommodation is accessed via an entrance lobby with staircase to the first floor, there is a lounge to the front and a contemporary kitchen / diner to the rear, fitted with an excellent range of units and a selection of integrated appliances. Completing the ground floor is a useful cloakroom/wc. To the first floor there are three bedrooms and a family bathroom/wc whilst to the top floor there is a stunning master bedroom with en-suite shower room/wc. Externally there is garden to the front and side, a delightful, landscaped enclosed garden to the rear with a lawn, patio and planting. There is a long driveway, providing off street parking and access to a single garage. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. We highly recommend arranging a viewing to appreciate the accommodation this fabulous home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to the entrance lobby.

Entrance Lobby



Radiator, staircase to the first floor and a door to the lounge.

Lounge 12'7" x 12'2"



Box style bay to the front with double glazed window, radiator, built in storage cupboard and a door to the kitchen/diner.

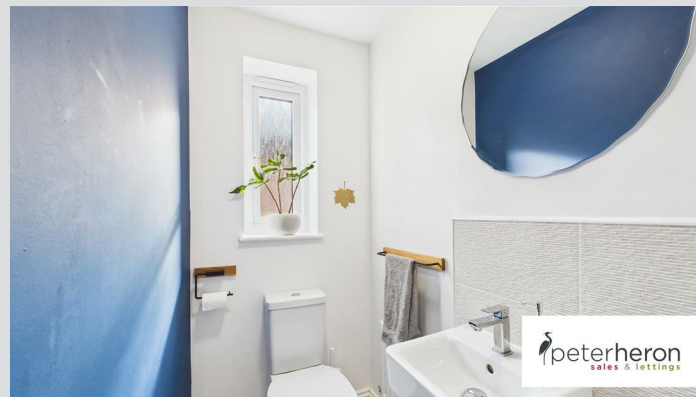
Kitchen/Diner 15'8" x 11'7" narrowing to 8'0"



Impressive kitchen/diner, fitted with a range of modern wall and base units with work surfaces over incorporating a 1 1/2

bowl sink and drainer unit, integrated appliances include an oven, hob, fridge, freezer, dishwasher and a washing machine, French door to the rear, double glazed window to the rear, radiator and a door to the cloakroom/WC.

Cloakroom/WC



Low level WC and wash hand basin, radiator.

First Floor Landing



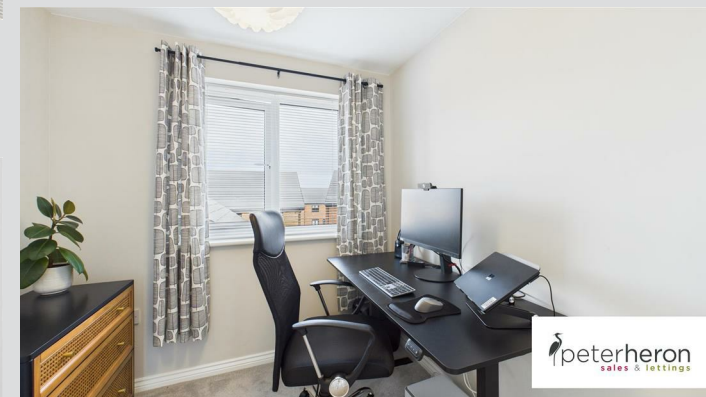
Radiator, doors leading of to the bathroom and bedrooms.

Bedroom 2 9'11" x 9'3"



Double glazed window to the front and a radiator.

Bedroom 3 8'3" x 7'3"



Double glazed window to the rear and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 4 7'3" x 7'2"



Double glazed window to the rear and a radiator.

Bathroom



Modern suite comprising of a low level WC, wash hand basin and panel bath, there is a radiator.

Entrance To Bedroom 1

Access from the first floor landing, into the entrance for bedroom 1. Double glazed window to the front, radiator and a staircase leading up to the bedroom suite.

Bedroom 1 (Top Floor) 12'8" not inc staircase area x 13'9" extending to



Double glazed windows to the front and side, radiator and a door to the en suite.

En Suite



Contemporary suite with low level WC, wash hand basin and step in shower cubicle with mains fed shower, Velux window and a chrome ladder style radiator.

Outside



Occupies an attractive corner plot with a garden to the front and side, and an enclosed landscaped garden to the rear, lawn patio and planting, the property also benefits from a long driveway provide of street parking and access to a single garage.

Council TaxBand

The Council Tax is Band C.

Tenure FH

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

Communal Maintenance Charge

We have been advised by our client there is an annual fee for maintenance of communal spaces of £90.00 per annum.

Important Notice

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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MAIN ROOMS AND DIMENSIONS

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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.

Viewings Fst

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

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.

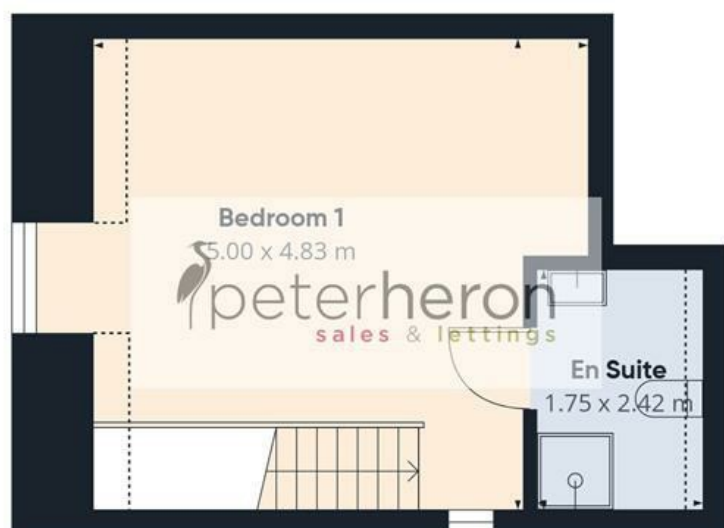
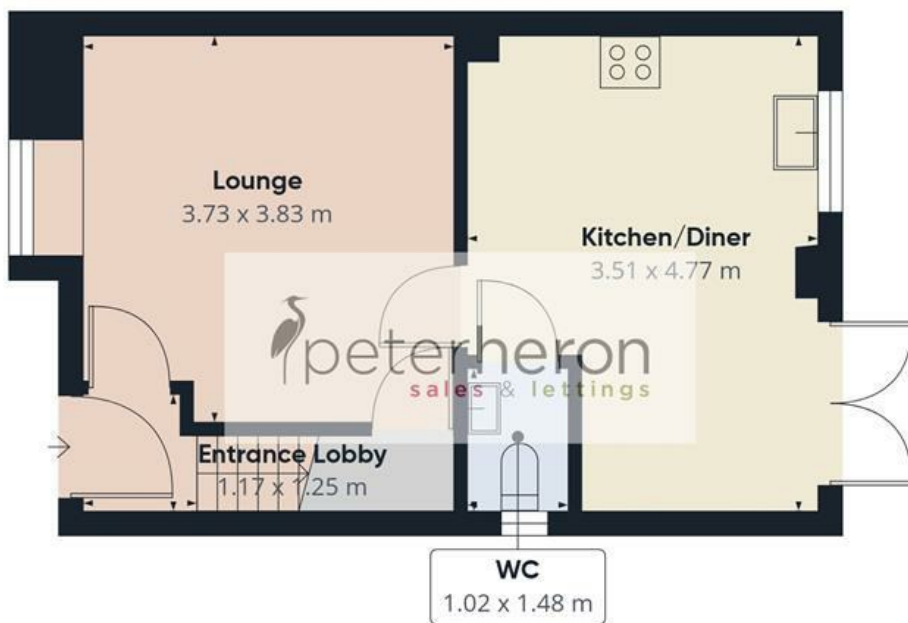


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower 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		
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Approximate total area⁽¹⁾

91.5 m²

Reduced headroom

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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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