















A spacious and beautifully appointed four bedroom, three storey detached house with a superb, generous garden within this attractive modern development. The immaculate accommodation is accessed via a reception hall with a staircase to the first floor and a cloakroom/wc. There is a lounge to the front and to the rear a fabulous 24ft dining kitchen with doors to the rear garden. From the kitchen there is access to a useful utility. To the first floor there are three well-proportioned bedrooms, one with an en-suite shower room/wc and a modern family bathroom/wc. On the top floor there are is a large bedroom and a contemporary shower room/wc. Externally the property has a garden to the front with a driveway, an integral garage and a wonderful rear garden, laid mainly to lawn with a superb paved patio area. This location provides convenient access to local amenities, shopping facilities and schools as well as offering links to surrounding areas and major road links including the A19. We highly advise viewing to appreciate this impressive home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to the

### Reception Hall



Impressive reception hall with staircase to the first floor with under stairs storage cupboard, radiator and doors connecting off to the cloakroom/WC, lounge and dining kitchen.

### Cloakroom/WC



Low level WC with concealed cistern and a wash basin, there is a radiator and double glazed window.

### Lounge 14'7" x 10'8"



Double glazed window to the front and a radiator.

### Dining Kitchen 24'0" x 9'1"



This impressive open plan dining kitchen is fitted with an excellent range of contemporary wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven, gas hob with extractor over, dishwasher and wine cooler, space has been provided for the inclusion of an American style fridge freezer, there are double glazed French doors leading out to the rear patio area, double glazed window to the rear, two radiators and a door to the utility.

### Utility 9'2" x 5'4"



Fitted with a range of matching kitchen units with work surface over, space has been provided for the inclusion of a washing machine and a tumble dryer, there is a door to the rear garden, a radiator and a wall mounted boiler with dual zone heating system.

### First Floor Landing



With a radiator, built in cupboard and doors leading off to bedrooms two, three, four and to the family bathroom, the staircase continues to the top floor.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 10'8" x 10'4"



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

## En Suite



Low level WC with concealed cistern, pedestal wash hand basin and step in shower cubicle with mains fed shower, ladder style radiator and part tiled walls.

## Bedroom 3 10'8" x 9'11"



With a double glazed window to the rear and a radiator.

## Bedroom 4 9'4" max x 8'9"



Double glazed window to the rear and a radiator.

## Family Bathroom



Three piece modern suite with low level WC with concealed cistern, wash hand basin and panel bath with shower attachment, there is a ladder style radiator, part tiled walls and a double glazed window.

## Top Floor Landing

With a double glazed window and doors to bedroom one and to the shower room.

## Bedroom 1 16'0" approx measure to sloping ceiling x 10'11"



With a double glazed window to the front and a Velux window to the rear, there are two radiators and a built in cupboard.

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## Shower Room



Contemporary suite with a low level WC, pedestal wash hand basin, step in shower cubicle with a mains fed shower, there is a ladder style radiator, part tiled walls and two Velux windows.

## Outside



There is a garden to the front with a driveway providing off street parking and access to the integral garage, whilst to the rear there is a superb generous garden laid mainly to lawn with an attractive paved patio area.

## Tenure Freehold

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

## Council Tax Band

The Council Tax Band is Band D

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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## Important Notice Part 2

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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			92
(81-91) B		83	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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