

## Accommodation

### Ground Floor

#### Entrance Hall

part glazed upvc entrance door, wood effect Amtico flooring, central heating radiator

#### Cloakroom/w.c.

fitted with a two piece white suite of a corner wash hand basin and low level w.c., tiling to three walls and floor, built in storage cupboards, upvc double glazed window

#### Lounge (front) 20' 7" x 11' 3" (6.27m x 3.43m)

two upvc double glazed bow window, Amtico wood effect flooring, two central heating radiators, TV point, wall light fittings

#### Dining Room (rear) 11' 8" x 9' 3" (3.55m x 2.82m)

Amtico wood effect flooring, built in understair cupboard, central heating radiator, arch opening onto:-

#### Sitting Family Room (rear) 9' 5" x 7' 7" (2.87m x 2.31m)

Amtico wood effect flooring, feature brick walls, TV point, upvc double glazed French doors opening onto the rear garden

#### Breakfasting Kitchen (rear) 16' 0" x 10' 5" (4.87m x 3.17m)

comprehensively fitted with wall, floor and drawer units, free standing electric range stove with stainless steel extractor hood, integrated dishwasher, stainless steel single drainer sink unit, ceramic tiling above worktops, tiled floor, upvc double glazed window, central heating radiator

### First Floor

#### Stairs off the Dining Room

leading to the first floor landing, loft access

#### Bedroom One (front) 11' 5" x 11' 4" (3.48m x 3.45m)

central heating radiator, upvc double glazed window, built in cupboard

#### Bedroom Two (rear) 11' 5" x 9' 5" (3.48m x 2.87m)

central heating radiator, upvc double glazed window, built in cupboard

#### Bedroom Three (rear) 8' 9" x 7' 9" (2.66m x 2.36m)

central heating radiator, upvc double glazed window, fitted wardrobes

#### Bedroom Four (front) 8' 9" x 8' 2" (2.66m x 2.49m)

central heating radiator, upvc double glazed window

#### Bathroom/w.c.

fitted with a suite comprising a white panelled bath with shower on a mixer tap, wash hand basin in a vanity unit, low level w.c. and separate glazed shower cubicle, ceramic tiling to walls, central heating radiator, upvc double glazed window

### External

garden to the front with lawn and block paved driveway leading to a single garage with electric roller shutter door, attached timber shed.

Attractive rear garden with raised lawn and paved patio areas

### Tenure

freehold

### Council Tax

Band C

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as they are and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make any representation or warranty whatever in relation to this property.



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Four Bedroom Link Detached House

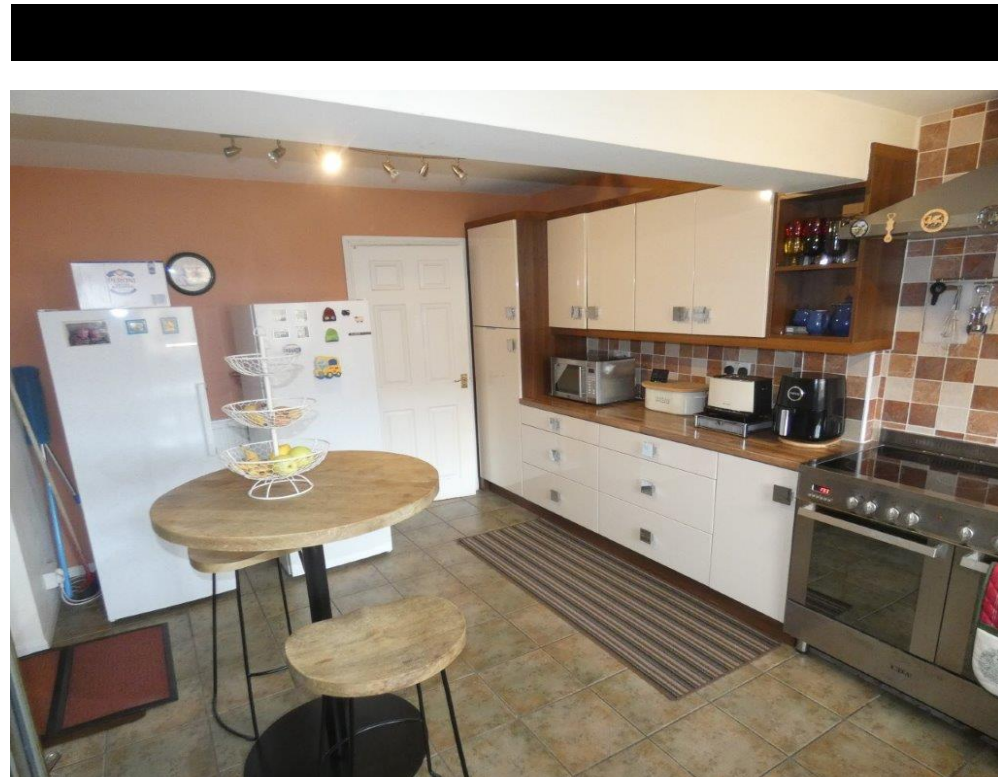
Extended to the Ground Floor

Splendid Breakfasting Kitchen

20' Lounge

Dining Room and Family/Sitting Room

Cul de Sac Location



Internal inspection is strongly recommended of this extended link detached house situated within a cul de sac on the popular Highfields estate. There is only a short walk to the Killingworth Centre, schools serving all age groups are nearby together with public transport and road links to nearby centres. The accommodation briefly comprises an entrance hall with cloakroom/w.c. off, a lounge extending to approximately 20', dining room with additional sitting/family room off, a comprehensively fitted and extended breakfasting kitchen, four first floor bedrooms and bathroom/w.c. with a separate shower cubicle. Externally there is a garden to the front, driveway for additional car parking leading to an attached garage and a pleasant rear garden. There is gas fired central heating, upvc double glazing, Amtico wood effect flooring to the ground floor reception rooms and we understand the property to be freehold

