

Accommodation

Ground Floor

Entrance Lobby

with part glazed entrance door and tiled floor

Cloakroom/w.c.

fitted with a white suite of low level w.c and wash hand basin set in a vanity unit, half height ceramic tiling to walls, central heating radiator, upvc double glazed window

Lounge (front) 17' 6" x 12' 3" (5.33m x 3.73m)
oak wood flooring, wood burning stove set in an inglenook fireplace, central heating radiator, TV point, understair cupboard, upvc double glazed window, stairs to the first floor, open to:-

Dining Area (rear) 9' 8" x 9' 3" (2.94m x 2.82m)
oak wood flooring, upvc double glazed french doors opening onto the rear garden, central heating radiator

Conservatory (side) 10' 8" x 9' 7" (3.25m x 2.92m)
two central heating radiators, TV point, upvc double glazed windows and doors opening onto the patio garden area

Breakfasting Kitchen (rear) 16' 6" x 10' 0" (5.03m x 3.05m)
comprehensively fitted with a Wren designed kitchen including wall, floor and drawer units, solid wood worktops, peninsula breakfast bar, inset Belfast sink with an instant boiling water tap, a Belling range oven (available by separate negotiation), integrated microwave, plumbed for an automatic washing machine, space for an American style fridge/freezer, ceramic tiling above worktops, oak wood flooring, TV point, cupboard housing the gas central heating boiler, central heating radiator, upvc double glazed windows and door opening onto the rear garden,

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only.

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First Floor

Stairs up to the First Floor Landing
built in cupboard, loft access, upvc double glazed window

Bedroom One (rear) 11' 6" x 10' 8" (3.50m x 3.25m)
triple built in wardrobes with sliding doors, central heating radiator, TV point, upvc double glazed window

Bedroom Two (front) 10' 4" x 8' 4" (3.15m x 2.54m)
central heating radiator, upvc double glazed window

Bedroom Three (front) 8' 9" x 6' 10" (2.66m x 2.08m)
central heating radiator, upvc double glazed window

Bathroom/w.c.

fitted with a three piece white suite comprising a panelled bath with rainfall shower and glazed screen, low level w.c., wash hand basin set in a vanity unit, chrome heated towel rail, double fitted cupboard, ceramic tiling to walls, recessed downlighters in a vinyl panelled ceiling, upvc double glazed window

External

garden to the front mainly block paved and leading to an attached garage with roller shutter door and electric vehicle charging point. The rear garden is laid mainly to lawn with decked and paved patio areas, mature flowerbeds and borders and access to a pleasant patio garden to the side also accessed from the conservatory

Tenure

Freehold

Council Tax

Banc C

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Superb Detached Family House

Three Bedrooms

Exceptional Fitted Breakfasting Kitchen

Generous Lounge/Dining Area

Conservatory

Gardens to Three Sides



Internal inspection is strongly recommended of this impressive detached family home situated on a favoured residential estate and occupying a splendid position at the head of a pleasant cul de sac. There is easy access to an excellent range of local amenities including schools serving all age groups, the Killingworth Centre, public transport and road links to nearby centres. The accommodation briefly comprises an entrance lobby with cloakroom/w.c. off, a superb lounge with a wood burning stove set in a feature fireplace and open plan to the dining area which provides access to the conservatory. The impressive breakfasting kitchen has been completely refurbished with Wren units including a peninsula breakfast bar. To the first floor there are three bedrooms and a well fitted bathroom/w.c. Externally there is a block paved driveway to the front leading to an attached garage and access to a well landscaped rear garden including a pleasant patio area to the side. The property is freehold and benefits from gas fired radiator central heating, upvc double glazing, a high standard of decoration and fittings throughout.

