









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.

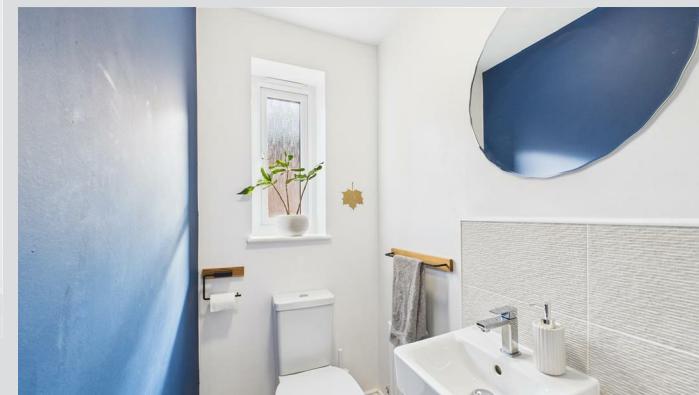
### Kitchen/Diner 15'8" x 11'7" narrowing to 8'0"



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 Tax Band

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:-  
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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		
(69-80)	C	85	
(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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**Lounge**  
3.73 x 3.83 m

**Kitchen/Diner**  
3.51 x 4.77 m

**Entrance Lobby**  
1.17 x 1.25 m

**WC**  
1.02 x 1.48 m

**Floor 0**

**Bedroom 2**  
3.05 x 2.85 m

**Bedroom 3**  
2.21 x 2.52 m

**Hallway**  
1.99 x 1.85 m

**Bedroom 4**  
2.21 x 2.21 m

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**Floor 1**

Approximate total area<sup>(1)</sup>

91.5 m<sup>2</sup>

Reduced headroom  
1.5 m<sup>2</sup>

**Bedroom 1**  
5.00 x 4.83 m

**En Suite**  
1.75 x 2.42 m

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**Floor 2**

(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.