









An extended and impressive detached house, providing generous accommodation, occupying a substantial plot, on this highly regarded cul-de-sac. Internally the stylish accommodation is accessed via an entrance vestibule leading through to a wonderful reception hall with bespoke staircase to the first floor. To the front, there is a lounge with bay window and feature fireplace, a dining room and a fabulous entertaining area, incorporating a bar and games room. There is a fabulous contemporary kitchen, fitted with an excellent range of units and luxury worksurfaces that opens through to a family room, providing access out on to the rear garden. To the first floor there is a superb master bedroom with en-suite bathroom, two further double bedrooms and an exceptional family bathroom/wc with spa bath and walk in shower. The spacious first floor landing has a staircase continuing up to the top floor where there is another double bedroom and a bathroom/wc. Externally to the front of the house there is lawned garden and a gated entrance provides access to a driveway providing off street parking and access to the garage. The wonderful rear garden is laid mainly to lawn with pleasant, decked areas. We highly recommend a detailed inspection of this outstanding home to appreciate the location, generously proportioned accommodation and beautiful garden.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

## Entrance Vestibule

Inner glazed door leading through to

## Reception Hall



Attractive staircase to first floor, radiator and the impressive hallway opens through to dining room.

## Dining Room 13'6" x 11'10" into alcoves



Double glazed windows to both the front and side, radiator.

## Lounge 19'4" into bay x 13'10" into alcoves



Double glazed bay window to front, two radiators and a feature fireplace with living flame effect gas fire.

## Bar Area 12'10" x 12'2"



This superb entertaining space has a tiled floor, double glazed window to side, radiator and double doors connecting through to family room.

## Family Room/Pool Room 14'4" x 11'4"



Double glazed French door leads out to the rear decked area, two radiator and double glazed windows to rear.

## Open Plan Kitchen/Diner/Family Area 25'9" x 11'11" maximum measurements



The kitchen is fitted with an excellent range of contemporary units with luxury work surfaces over incorporating an inset sink unit, integrated appliances include electric double oven, electric hob and microwave, fridge freezer and dishwasher.

## Family Area



Double glazed French doors leading out to the rear garden and further set leading out onto decked area, double glazed windows and the room opens through to utility.

## Utility 8'0" x 5'11"



Space for washing machine, fitted units, tiled floor, radiator and door to shower room.

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



Low level WC, mini washbasin and step in shower cubicle with mains shower over, ladder style radiator and double glazed window.

## First Floor Landing

Generous landing built in storage cupboards, staircase continues to the top floor.

## Bedroom 1 15'10" x 11'10" into alcove



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

## En-Suite



Washbasin set into vanity unit, free standing bath, chrome ladder style radiator, attractive tiled walls and floor, double glazed window.

## Bedroom 2 12'10" x 12'5"



Double glazed window to front and radiator.

## Bedroom 3 11'11" into alcoves x 7'3"



Double glazed window to rear and radiator.

## Bathroom



A spacious luxury suite comprising of twin washbasins, Spa style bath and walk in shower area with mains shower over, tiled walls and floor, chrome ladder style radiator and double glazed window.

## Separate WC

Low level WC, tiled walls and floor.

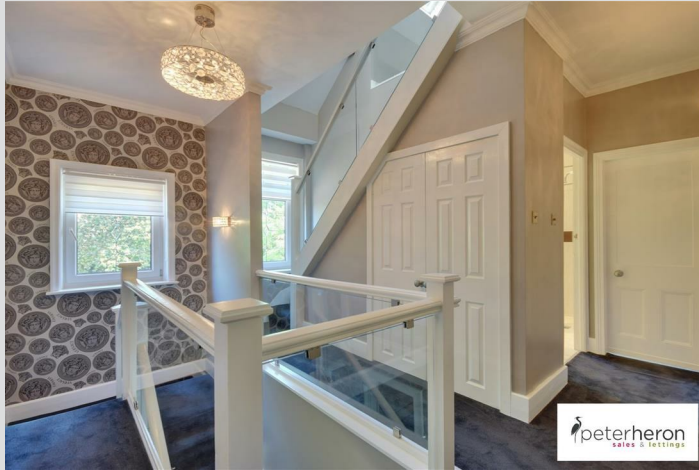
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# MAIN ROOMS AND DIMENSIONS

## Top Floor Landing



Velux window.

## Bedroom 4 13'1" x 12'5"



Approx. measurements as sloping ceiling, four Velux windows and radiator.

## Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower over, radiator and Velux window.

## Outside



Garden to the front with gated access to the driveway providing off street parking, whilst to the rear there is a delightful garden laid mainly to lawn with a decked area.

## Garage 14'0" x 14'4"

Attached garage with electric access door and access from the garage to a store area.

## Store Area 14'4" x 8'11"

Double glazed door to rear garden, wall mounted boiler and double glazed window.

## Council Tax Band

The Council Tax Band is Band E.

## Tenure Freehold

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

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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](http://peterheron.co.uk)

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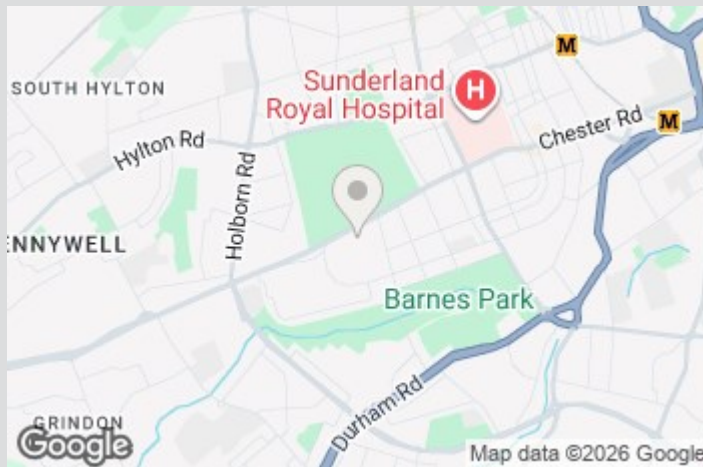
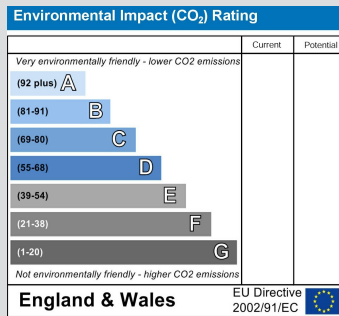
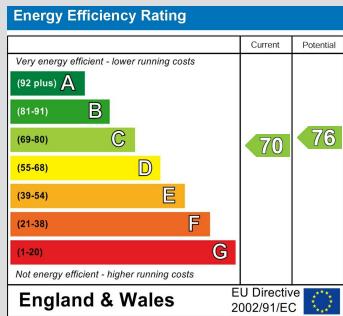
# MAIN ROOMS AND DIMENSIONS

## 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.



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Ground Floor



First Floor



Second Floor

## 6 West Hill