



The Cedars, Whickham

Suzanne Graham would like to introduce to the market this Three bedroom detached bungalow, located in the highly sought after area of The Cedars. The

Accommodation comprises: Entrance door to porch, hallway, lounge, conservatory, breakfasting kitchen, utility room, three bedrooms, en-suite cloakroom and separate shower room. There are gardens to the front, side and rear with decked patio, double garage, and driveway off road parking for cars. The accommodation is well presented throughout and benefits from easy access to public transport and schools.

Offers In Region Of £399,000

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ENTRANCE PORCH

HALLWAY

LOUNGE

19' 1" x 14' 7" (5.82m x 4.44m)

Double glazed window, central heating radiator, TV point, feature fireplace and Double doors through to hallway.



LOUNGE (ADDITIONAL PHOTO)



CONSERVATORY

Spacious conservatory with double doors leading to decking area/garden.



KITCHEN

Double glazed window, fitted kitchen units with integrated appliances and dishwasher, spotlights to ceiling



KITCHEN (ADDITIONAL PHOTO)



BEDROOM ONE

12' 3" x 8' 7" (3.73m x 2.62m)

Double glazed window, central heating radiator, fitted wardrobes to wall.



ENSUITE CLOAKROOM

Double glazed window, shower cubicle, vanity sink, heated towel rail.



BEDROOM TWO

11' 10" x 13' 7" (3.61m x 4.14m)

Double glazed window, central heating radiator.



SHOWER ROOM

Double glazed window, double shower cubicle, vanity sink units, heated towel rail, ceramic wall tiles.



BEDROOM THREE/ STUDY

Double glazed window, central heating radiator.



DOUBLE GARAGE

Double garage with plumbing for automatic washing machine, electric power.



EXTERNALLY

Front and rear garden with lawn, mature shrub, with access to both sides of the house.



DOUBLE DRIVEWAY PARKING FOR CARS

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		