



Hambledon Gardens, High Heaton
Offers in excess of £325,000

**JACK
HARRISON
ESTATES**

AVAILABLE WITH NO ONWARD CHAIN THIS GENEROUSLY PROPORTIONED 4 BEDROOM, 3 STOREY FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE HAMBLEDON GARDENS, HIGH HEATON.

This impressive, period property is conveniently positioned for access to an array of amenities including Paddy Freeman's Park, The Freeman Hospital and David Lloyd Fitness Centre.

The accommodation comprises: Entrance hall, lounge with archway through to the dining room, and a separate breakfasting kitchen. To the first floor, there are 3 bedrooms, a bathroom and separate WC, with a further bedroom occupying the 2nd floor.

The property is warmed by gas central heating.

Externally, there are gardens to front and rear, a driveway to the front and an attached garage.

Entrance hall: Entrance door, staircase to 1st floor, coving to ceiling, telephone point, carpet and double radiator.

Lounge: 16'8 into bay x 15'0 into alcoves: Bay window to the front, alcoves, coving to ceiling, television point, carpet, radiator and archway to the dining room.

Dining room: 17'1 into bay x 15'0 into alcoves: Bay window to the rear, telephone point, coving to ceiling, 2 double radiators, carpet and a door to the rear garden.

Breakfasting kitchen: 11'5 x 11'1: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, built in electric oven and gas hob, extractor hood, space for washing machine, part tiled walls, double radiator, double glazed windows to the side and rear and a door to the side.

First floor landing: Double glazed windows to the front, side and rear, understairs cupboard and a staircase to the 2nd floor.

Bedroom 1: 16'0 into bay x 11'8 into alcoves: Bay window to the front, built in wardrobes, carpet and radiator.

Bedroom 2: 13'5 x 11'8: Window to the rear, fitted wardrobes, carpet and radiator.

Bedroom 3: 10'2 x 8'9: Window to the front, carpet and radiator.

Bedroom 4: (2nd floor) 16'6 x 11'8: Carpet and Velux windows.

Bathroom: White 2 piece suite comprising a panelled bath with electric shower over, and a pedestal hand basin. Tiled walls, airing cupboard, radiator and frosted window to the rear.

Separate WC: WC, tiled walls and frosted window to the side.

Front garden: Driveway and lawned garden.

South facing rear garden: Laid mainly to lawn with a paved patio, flower, tree and shrub borders, and fenced boundaries.

Garage: Attached.



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