









An extended and beautifully presented four bedroom semi-detached Dutch bungalow occupying a superb corner plot within this highly sought after location. Internally the generously proportioned accommodation on the ground floor is accessed via an entrance porch that connects through to an impressive reception hall with a bespoke staircase to the first floor. There is a lounge to the front with a bay window and attractive fireplace whilst to the rear there is a fabulous open plan kitchen / dining and living area with a roof lantern and French doors to the garden. The kitchen is fitted with an impressive range of stylish units, an island and a selection of integrated appliances. Completing the ground floor are two bedrooms, a modern shower room/wc and a useful utility. To the first floor there are two further excellent bedrooms and a contemporary bathroom/wc with a walk in shower. Externally there is a delightful garden to the front and a wrap around garden to the side and rear with lawned areas, patio and well stocked planted borders. There is also a driveway to the side, providing off street parking and access to the garage. The property is ideally placed for local amenities, shops and schools, as well as offering excellent links to surrounding areas and major road connections. We highly advise arranging a detailed inspection in order to appreciate the quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door into the entrance porch.

## Entrance Porch

Inner wooden glass panelled door into the reception hall.

## Reception Hall



Stairs to the first floor with storage under and a double radiator.

## Lounge 19'1" x 11'10"



Double glazed bay window to the front, double radiator and a feature fireplace.

## Open Plan Kitchen And Living Area 23'5" x 14'5"



## Kitchen Area

Modern kitchen fitted with a range of wall and base units with countertops over. Integrated double oven, electric 5 burner hobs and extractor fan, tall fridge and freezer and a wine fridge. There is an island with countertop over

incorporating a 1.5 bowl ceramic sink and drainer unit with mixer tap. Also benefitting from an integrated dishwasher, bin and plug sockets.

## Living Area

2x double glazed windows and UPVC French patio doors to the rear and a skylight.

## Utility 6'7" x 8'6"



Base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Providing space for a washing machine and tumble dryer. Storage cupboard, radiator and double glazed window to rear.

## Bedroom 3 15'9" x 10'6"



Double glazed bay window to the front and a radiator.

## Bedroom 4 16'6" x 6'7"



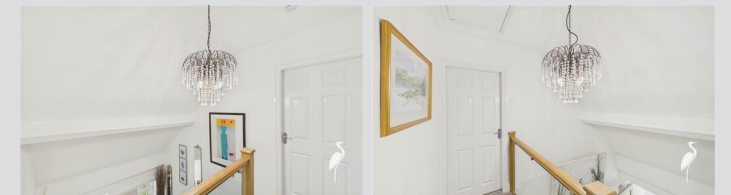
Double glazed window to the rear and a double radiator.

## Shower Room



Low level WC, wash hand basin set into vanity unit, walk in shower with multifunction shower panel, chrome heated towel rails and 2x double glazed windows to the rear.

## First Floor Landing



Landing with access point to loft and doors to bedrooms one and two and to the bathroom.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 14'7" x 10'9"



Double glazed window to the front, radiator and built in sliding door wardrobes.

## Bedroom 2 13'4" x 10'6"



Double glazed window to the side and a radiator.

## Bathroom



Low level WC, wash hand basin, shower cubicle with waterfall shower, 2x chrome heated towel rails, double glazed window to the rear.

## Outside



Generous rear garden with lawned and block paved areas with a side gate to access the front and rear and also the garage.

## 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.

## Important Notice - Particulars

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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.

## Fawcett Street Viewings

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

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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

143.2 m<sup>2</sup>

1539 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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