









An extended and beautifully presented four bedroom semi-detached house, occupying a superb position within the popular North Farm estate, enjoying an open aspect to the rear. Internally the immaculate accommodation on the ground floor includes an entrance porch, an attractive lounge and an impressive, stylish open plan kitchen and dining area with French doors leading out to the garden. Completing the ground floor is a useful utility. On the first floor there is a principle bedroom with a contemporary en-suite shower room/wc, three further bedrooms and a modern family bathroom/wc. Externally there is a generous block-paved driveway to the front, an integral garage with roller shutter access door and to the rear, a beautiful, landscaped garden with a lawn, patio and decked area. This convenient location provides easy access to local amenities, shops and schools as well as providing excellent links to surrounding areas and major road connections including the A19. Viewing essential, to fully appreciate this wonderful home!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door into

## Entrance Porch

Storage cupboard and inner UPVC door to lounge.

## Lounge



Double glazed bay window to front, double radiator and stairs to the first floor. Door to dining room.

## Dining Area



Double glazed UPVC French patio doors to the rear, double radiator and storage cupboard. Open archway into kitchen and door to utility.

## Kitchen



Range of modern wall and base units with quartz countertops over incorporating a 1.5 bowl under-mount sink and drainer with mixer tap. Integrated double oven, electric hob, extractor hood and microwave. Space for a dishwasher. Double glazed window to the rear.

## Utility



Wall and base units with quartz countertops over incorporating a large laundry sink with mixer tap. Pantry cupboard, space for an American style fridge freezer and washing machine. Double radiator and wall mounted boiler. Double glazed window and UPVC door to rear. Door to garage.

## First Floor Landing



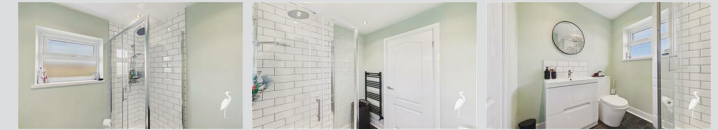
Landing with access point to loft and doors to

## Bedroom 1



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

## En Suite Shower Room



Shower cubicle with dual head waterfall shower, low level wc and hand wash basin set into vanity unit. Double glazed window and heated towel rail.

## Bedroom 2



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

## Bedroom 3



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

# MAIN ROOMS AND DIMENSIONS

## Bedroom 4



Double glazed window to rear, radiator, storage cupboard and built in sliding door wardrobes.

## Bathroom



Bath with shower over, vanity unit comprising low level wc and hand wash basin. Chrome heated towel rail and double glazed window to rear.

## Outside



Generously sized rear garden with lawn, paved, block paved and gravelled areas. Also benefitting from a decked patio and decked seating area. Driveway to front.

## Garage

Accessed via roller shutter door with internal door to utility incorporating storage cupboard.

## Loft Space

Fully boarded loft space with integrated loft ladder and skylight.

## Tenure FH

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

## Council TaxBand

The Council Tax is Band B.

## Important Notice

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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 .

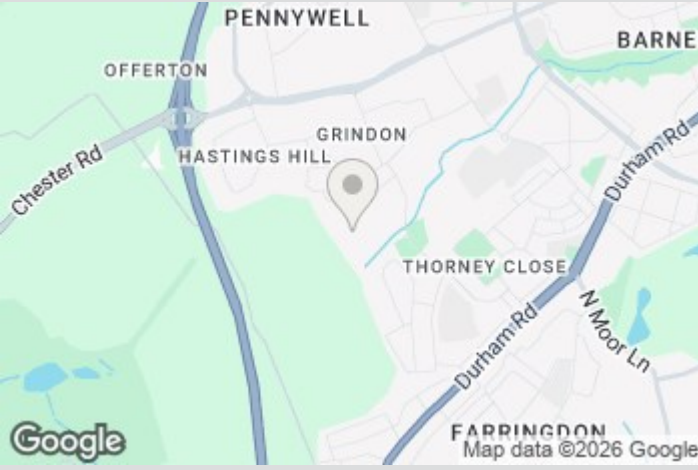
## Opening Times 2

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



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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>  
100.2 m<sup>2</sup>  
1079 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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

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