









An impressive four bedroom, semi-detached Dutch bungalow with a beautiful, generous garden, occupying a superb cul-de-sac position within this highly regarded area. On the ground floor there is an entrance lobby, connecting through to a spacious reception hall with a staircase to the first floor. There is an attractive lounge to the front and a kitchen / diner to the rear with sliding doors to a delightful conservatory, overlooking the garden. Completing the ground floor are two well-proportioned bedrooms and a modern shower room/wc. On the first floor there is a large double bedroom with an en-suite bathroom/wc and a further single bedroom. Externally there is a pleasant garden to the front with a block-paved driveway, an attached garage and to the rear there is a wonderful, mature garden with a lawn, patio, large greenhouse and established planted borders.

The property is conveniently located, close to local amenities, shops and schools as well as offering transport links to surrounding locations. We highly advise arranging a detailed inspection to appreciate the location, along with the versatile accommodation and fabulous garden, this home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Lobby

Inner wooden glass panelled door to hallway.

Reception Hall

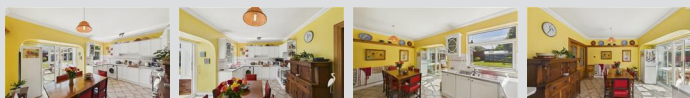
Radiator, storage cupboard and stairs to first floor.

Lounge 16'8" x 11'9"



Double glazed bay window to front, radiator and gas fire.

Kitchen/Diner 12'11" x 16'2"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with hobs and hood and a dishwasher. Space for a fridge freezer and washing machine. Radiator and double glazed window to rear. Double glazed sliding patio door to conservatory.

Conservatory 11'7" x 8'9"



Double glazed windows and door to garden.

Bedroom 2 14'6" x 10'1"



Double glazed windows and UPVC French patio doors to rear, radiator and built in sliding door wardrobes.

Bedroom 3 9'10" x 11'1"



Double glazed bay window to front and radiator.

Shower Room



Low level WC, washbasin and shower cubicle, chrome heated towel rail and two double glazed windows to side and rear.

First Floor Landing



Double glazed window to rear.

Bedroom 1 21'5" x 13'11"



Velux window, double glazed window to rear, double radiator, storage cupboard and door to en suite.

En-Suite Bathroom



Low level WC, washbasin and bath with shower over, chrome heated towel rail and Velux window.

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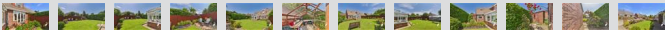
MAIN ROOMS AND DIMENSIONS

Bedroom 4 5'4" x 9'3"



Velux window, radiator and two storage cupboards.

Outside



Externally there is a pleasant garden to the front with a block-paved driveway, an attached garage and to the rear there is a wonderful, mature garden with a lawn, patio, large greenhouse and established planted borders.

Garage 22'4" x 12'0"

Spacious garage accessed via a roller shutter benefitting from Velux window and wooden door to rear garden.

Council Tax Band

The Council Tax Band is Band D.

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

Peter Heron Ltd for themselves and for the vendors of this

property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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

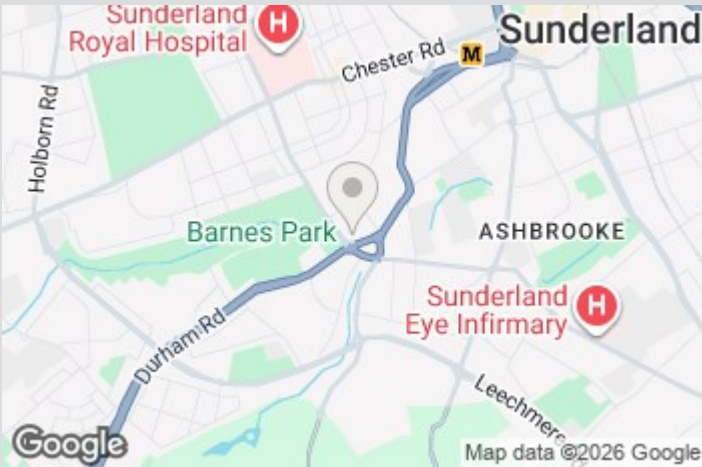
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Approximate total area⁽¹⁾

157.2 m²

1691 ft²

Reduced headroom

8.4 m²

91 ft²

(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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