









An outstanding example of a popular style three bedroom and three reception room semi detached home, boasting a ground and first floor extension and featuring a wonderful open plan living room/kitchen and diner with bi-folding doors leading out into south facing rear gardens.

Occupying a corner plot with larger than average gardens for the estate, the property features beautiful internal decor with a fresh contemporary theme with accommodation comprising entrance lobby, living room, open plan kitchen/diner and lounge with an island allowing for four people to sit around at meal times, ground floor WC, home office/guest bedroom/family room, three first floor bedrooms and a bathroom and features of note include gas central heating, UPVC double glazing, vaulted ceilings with Velux windows to the extensions, engineered wood flooring to the ground floor, electric car charge point and floored loft.

Externally there are attractive open plan lawned gardens to the front with a double length drive and spacious lawned gardens to the rear with a composite decked seating area perfect for alfresco dining and entertaining, and various patio areas.

Perfectly placed for Doxford, the A19, and good schools, this gorgeous home is guaranteed to impress all who view.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Portico

Fitted cupboard and engineered oak flooring. Door to living room.

Living Room 11'5" x 18'1"



UPVC double glazed oriel bay window to front, double radiator x2, turned spindle balustrade staircase, engineered oak flooring.

Kitchen 21'4" x 14'4"



This is a wonderful space and is perfect for families and entertaining and features impressive kitchen with large island with dining area. The kitchen area comprises a good selection of base and eye level units with solid oak working surfaces, single drainer 1 1/2 bowl ceramic sink unit with pedestal mixer tap, integrated appliances include an electric halogen hob with overhead extractor hood and tiled splashbacks, twin fan assisted electric ovens and grills, automatic washing machine, wine cooler, fridge freezer and microwave, whilst additional features of note include low level and worktop lighting, pedestal ceiling lights over island and seating for four people. Bi-folding doors provide access out into spacious rear gardens which enjoy a southerly

aspect. The kitchen area also has a vaulted ceiling with Velux windows to the roofline. LED downlights to ceiling, double radiator, wall preparation for flat screen TV.

Ground Floor WC

Low level WC with pedestal washbasin, cupboard discreetly concealing a wall mounted Baxi Platinum gas combination boiler serving hot water and radiators (which we have been advised by our clients was installed in 2018 and has a 10 year warranty from installation date). Engineered oak flooring, tiled splashbacks, single radiator, ceiling mounted extractor unit, LED downlights to ceiling.

Family Room/Bedroom 4 8'9" x 12'9"



Vaulted ceiling with Velux window to roofline, UPVC double glazed oriel bay window to front, LED downlights, double radiator.

First Floor Landing

Access point to loft.

Bedroom 1 (front) 9'11" x 10'11"



UPVC double glazed window to front, double radiator.

Bedroom 2 10'6" x 9'0"



UPVC double glazed windows to front and rear, double radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 5'4" x 11'1" into fitted wardrobes



UPVC double glazed window to rear, single radiator.

Family Bathroom



Low level WC, pedestal washbasin and panel bath with overhead shower - attractive white suite with tiled walls and

floor, UPVC double glazed window, LED downlights to ceiling, bulk head cupboard, built in cupboard, single radiator.

Outside



Attractive laid to lawn gardens to the front with established borders, drive providing off street parking for up to three cars. Generous gardens to the rear enjoy a southerly aspect and featuring attractive lawn section and Composite decking seating area accessed directly from the extension by the bi-fold doors with low level plinth lighting. The property occupies a well proportioned corner site and has various seating areas capturing the sunshine all day long together with external lighting. Side passage.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

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

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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

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