









The Old Rectory is an impressive, unique four / five bedroom detached house, set within its own grounds that has been upgraded and modernised to provide a superb standard of accommodation. Internally the interior is immaculately presented throughout and is accessed via a reception hall with a staircase leading to the first floor. There is a delightful lounge with French doors leading out to the garden, a separate dining room and a stylish kitchen, fitted with an excellent range of modern units. Completing the ground floor is a contemporary shower room/wc and a versatile room that could be utilised as a bedroom, study or additional reception room. To the first floor there are four well-proportioned bedrooms and an attractive family bathroom/wc. Externally there is a driveway providing ample off street parking and there are delightful gardens, laid mainly to lawn that wrap around the property, along with established shrub and tree borders. We highly advise arranging a detailed inspection in order to fully appreciate this wonderful home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Reception Hall



Storage cupboard, radiator and staircase to the first floor.

### Lounge 18'3" x 14'5"



UPVC double glazed French patio doors to garden, radiator and wood burning stove.

### Dining Room 12'0" x 14'6"



Double glazed window and radiator.

### Bedroom / Reception Room 15'3" x 11'10"



A versatile room that could be utilised as a bedroom, reception room or study, has a double glazed bay window and radiator.

### Kitchen 11'3" x 11'9"



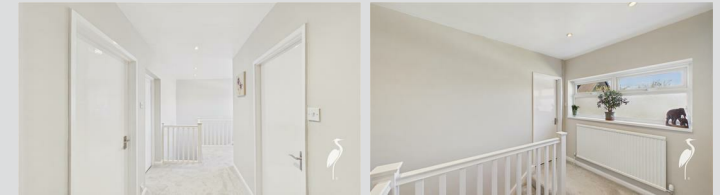
Range of modern wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven with electric hobs and hood, dishwasher and bin. Space for washing machine and fridge freezer. Double glazed window and UPVC door to small courtyard.

### Shower Room



Low level WC, washbasin set into vanity unit and shower cubicle with dual head waterfall shower, chrome heated towel rail and 2x double glazed windows.

### First Floor Landing



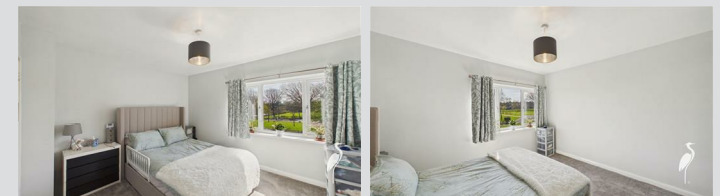
Double glazed window, radiator, access point to loft and storage cupboard.

### Bedroom 1 16'0" x 12'2"



Double glazed window, radiator and built in mirrored fronted sliding door wardrobes.

### Bedroom 2 11'10" x 11'1"



Double glazed window, radiator and storage cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 15'2" x 11'10"



Double glazed bay window, radiator and storage cupboard.

## Bedroom 4 8'9" x 11'10"



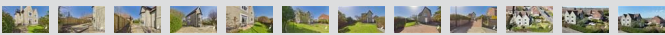
Double glazed window and radiator.

## Bathroom



Low level WC, washbasin set into vanity unit and bath with dual head waterfall shower over, chrome heated towel rail and 2x double glazed windows.

## Outside



Wrap around garden with lawned and block paved areas benefitting from an outhouse, shed and block paved, gated driveway providing off street parking. Separated Small courtyard With an outhouse providing storage space and UPVC door leading to the garden.

## Council Tax Band

The Council Tax Band is Band B.

## 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

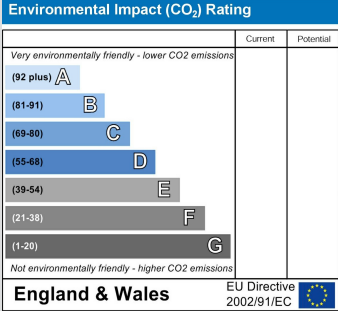
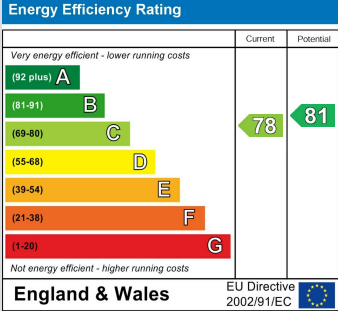
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

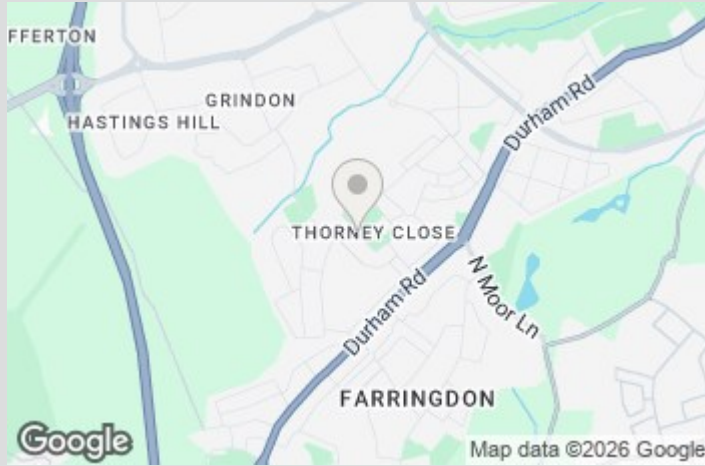
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Ground Floor



First Floor

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

164.1 m<sup>2</sup>

1770 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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