















A most impressive, recently constructed three bedroom detached house, occupying a superb position within this attractive development, known as St. Michael's Way. Internally the beautifully presented accommodation briefly comprises of an entrance lobby, lounge and an inner hall with staircase to the first floor and a cloakroom/wc. Completing the ground floor is an impressive modern kitchen / diner with French doors to the rear garden. On the first floor there is a principle bedroom with an en-suite shower room/wc, two further bedrooms and a family bathroom/wc. Externally there is a driveway to the front providing off street parking, an integral garage and a delightful garden to the rear. The convenient location of the property is ideal for local amenities as well as offering excellent access to major centres and road connections including the A19. Viewing is essential to appreciate the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite entrance door.

## Entrance Hall

Radiator.

## Lounge 15'5" x 10'4"

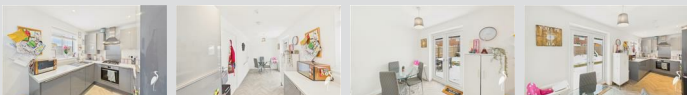


Double glazed window to front elevation, double radiator and door to rear hall.

## Rear Hall

Stairs to first floor.

## Kitchen & Dining Area 18'8" x 7'1"



Range of modern wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood, fridge freezer, washing machine and dishwasher. Double radiator and storage cupboard. Double glazed window and UPVC French doors to rear.

## Ground Floor WC



Low level WC, hand wash basin and radiator.

## First Floor Landing



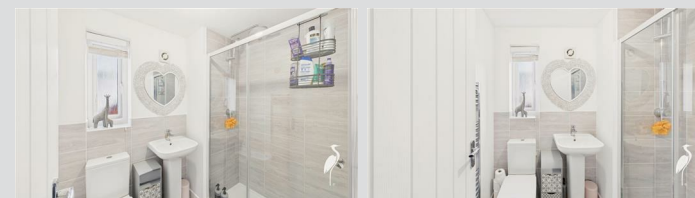
Double glazed window to side elevation, access point to loft, radiator and storage cupboard.

## Bedroom 1 16'10" x 9'0"



3x Double glazed windows to front elevation, built in mirrored sliding door wardrobes and radiator. Door to en-suite.

## En Suite Shower Room



Low level WC, washbasin and walk in shower cubicle, chrome heated towel rail and double glazed window.

## Bedroom 2 10'11" x 8'9"



Double glazed window to rear elevation and radiator.

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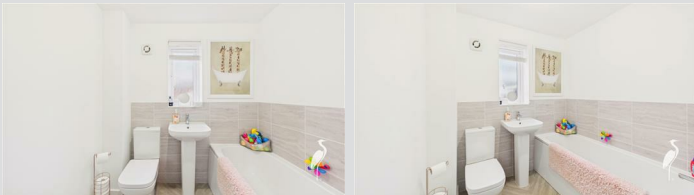
# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 9'10" x 7'1"



Double glazed window to rear elevation and radiator.

## Bathroom



Low level WC, washbasin and bath, chrome heated towel rail and double glazed window.

## Outside



Garden to the front with block paved driveway providing off street parking. Good size garden to the rear laid mainly to lawn with a side gate to access the front. Integral garage access via an electric roller shutter door.

## Internal Garage 16'4" x 8'0"

## 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.

## Rent Charge

We have been advised by our client there is a rent charge of £TBC per annum.

## 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.

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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 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		94
(81-91) B		83
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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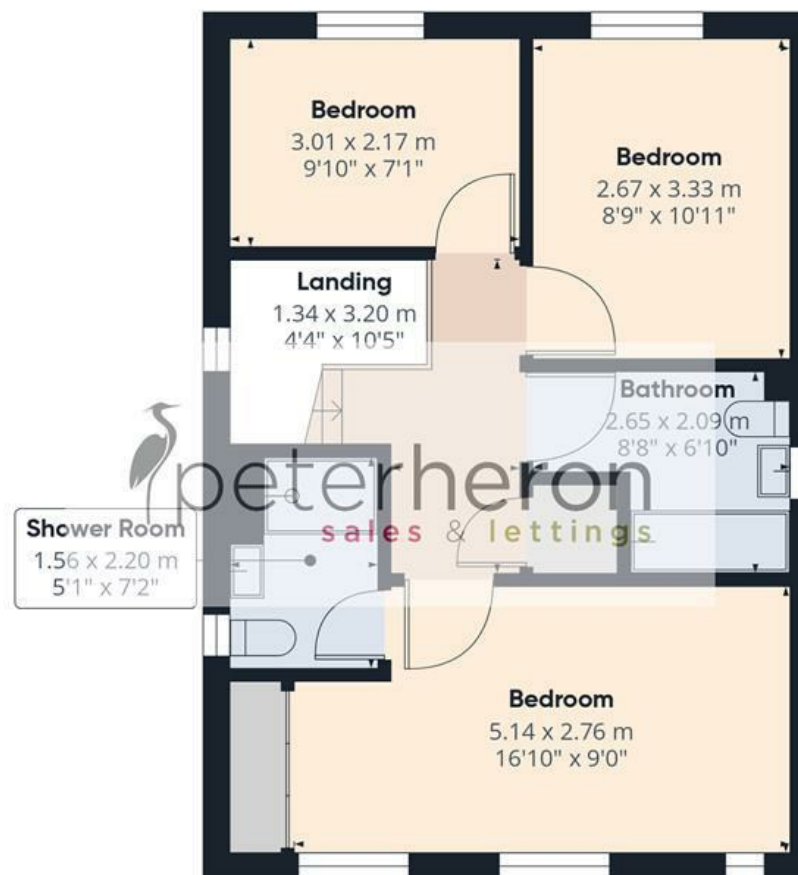


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Ground Floor



First Floor

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

90.7 m<sup>2</sup>

974 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>

7 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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