

Without doubt one of the finest examples of its kind on the market today, this exceptional larger style three bedroom semi detached home boasting an impressive ground floor extension and beautiful west facing gardens enjoys a quiet cul-de-sac situation on The Downs, a hugely popular development perfect for families.

Finished to a high standard throughout with beautiful decor, the property internally comprises entrance lobby, lounge, dining room sharing an open plan arrangement with kitchen and family area with vaulted ceiling and bi-folding doors, three bedrooms, en-suite shower room and bathroom whilst externally there is a garage to the side together with a drive at the front and mature west facing gardens to the rear enjoying a leafy backdrop.

Ideal for those who wish to live in this convenient locality set close to the A19 and ideal for commuting, this stunning home can only be fully appreciated upon internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Lobby

Radiator and double glazed window.

Lounge 14'2" x 11'7"



Double glazed bay window to front and radiator. Open plan to dining area.

Dining Room 10'3" x 9'6"



Stairs to first floor and column radiator. Open plan to kitchen and family area.

Kitchen/Family Area 17'6" x 9'3" plus 14'7" x 12'9"



Range of modern wall and base units with countertops over incorporating sink and drainer with mixer tap. Integrated appliances include two ovens, electric hob, washing machine, dishwasher and fridge freezer. Feature island. 2 column radiators, vaulted ceiling, Bi-folding doors and UPVC door to rear elevation.

Ground Floor WC



Low level WC and washbasin.

First Floor Landing

Storage cupboard and access hatch to loft.

Bedroom 1 11'6" x 9'10"



Double glazed window to rear, radiator, two storage cupboards and door to en suite.

En-Suite Shower Room



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

Bedroom 2 10'11" x 9'11"



Double glazed window to front and radiator.

Bedroom 3 9'9" x 7'11"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



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

Outside



Driveway to the front providing off street parking whilst to the rear a generous garden with lawned and decked areas. The garage has been divided into two areas, the front area is accessed via roller shutter door and the rear area is a walk in store accessed internally.

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.

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

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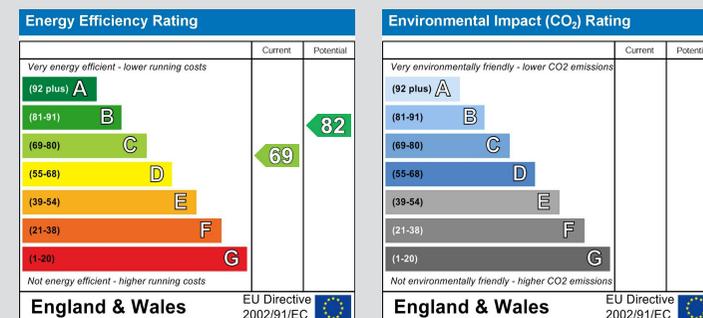
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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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