









This fabulous detached bungalow, has delightful generous gardens and provides spacious accommodation finished to a most impressive standard. Internally the immaculate interior is all on one level and is accessed via an entrance vestibule connecting through to a superb reception hall with beautiful travertine tiled floor. At the rear of the property there is a wonderful, lounge / dining room with vaulted ceiling and travertine tiled floor with underfloor heating to part of the room. Also at the rear is an excellent breakfasting kitchen, fitted with a range of contemporary units, granite worksurfaces and a selection of integrated appliances. There is an exceptional master bedroom with a bay window, walk in wardrobe and a luxury en-suite shower room/wc. There are two further double bedrooms and a modern bathroom/wc. Externally there is a pleasant garden to the front with a long driveway providing extensive off street parking, a longer than average garage and to the rear a wonderful garden, laid mainly to lawn with established planting. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upper chain involved, we highly recommend arranging a viewing to appreciate this superb bungalow.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via double glazed entrance door to

## Entrance Vestibule

Travertine tiled floor and inner door leading to reception hall.

## Reception Hall



Spacious and impressive hallway with Travertine tiled floor, radiator and doors leading off to all rooms.

## Lounge/Dining Room 25'7" x 11'10"



This superb generously proportioned room boasts double glazed windows overlooking the garden, double glazed French door leading out onto decked area, Travertine floor with electric underfloor heating to part of the room, radiator and vaulted ceiling to the dining room.

## Breakfasting Kitchen 22'6" x 6'6" extending to 9'10"



A superb modern kitchen fitted with an excellent range of wall and base units with Granite work surfaces over incorporating Belfast style sink unit, integrated appliances include an oven, microwave, hob, slimline dishwasher and

washing machine. Space for washing machine. Tiled floor, radiator, double glazed windows to side and rear, double glazed door leading out onto decked area.

## Bedroom 1 14'9" into bay x 12'10"



Double glazed bay window to front with fitted window seat, hardwood flooring, radiator, fabulous walk in wardrobe and a door to en-suite.

## En-Suite



Low level WC, pedestal washbasin and walk in shower with mains shower, radiator, chrome ladder style radiator and double glazed window.

## Bedroom 2 14'10" into bay x 10'2"



Double glazed bay window to front with window seat, and radiator.

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



Double glazed window to side, hardwood flooring and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, pedestal washbasin and panel bath with shower attachment, radiator, double glazed, tiled floor and tiled walls around the bath.

## Outside



The property occupies a superb plot with a lawned garden to the front along with a driveway providing extensive off street parking and access to the longer than average single width garage. To the rear there is a delightful garden laid mainly to lawn with mature planting.

## Council Tax Band

The Council Tax Band is Band E.

## Tenure Freehold

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

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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## Important Notice Part 2

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## Fawcett Street Viewings

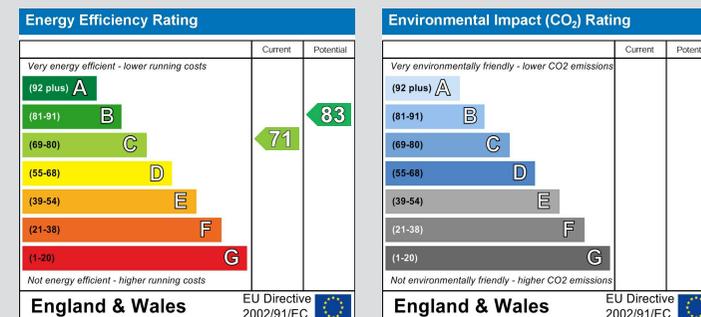
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

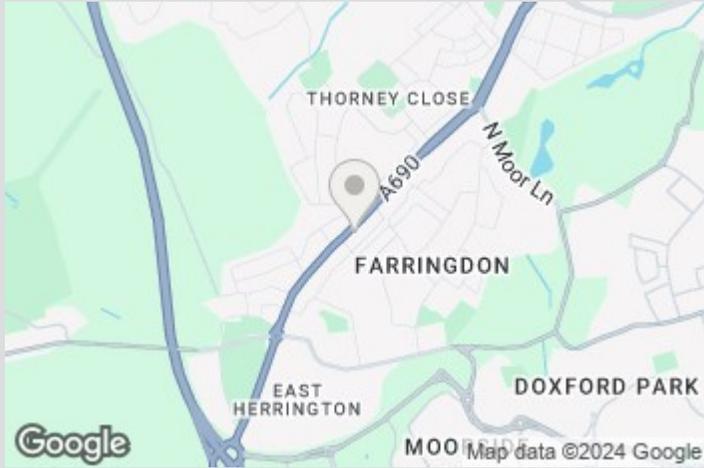
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