









An exciting opportunity to purchase one of these highly regarded and rarely introduced to the market 'Charles Church' executive detached residence which is sitting on the periphery of this executive development, boasting south west facing gardens and an open aspect to the rear, overlooking fields with the sea beyond. Available with no upward chain, this well presented 5 bedroom, 3 reception room, double garaged detached home is tastefully appointed throughout and features a wonderful, modern internal living space ideal for those families who wish to live within the well established Hawksley Grange development. Internal accommodation comprises a reception hall, ground floor WC, lounge, dining room, sun lounge, kitchen with separate utility, 3 first floor bedrooms, office room, an en-suite shower room, and a family bathroom, whilst at second floor level there's two further bedrooms and an en-suite shower room. Benefiting from gas central heating and UPVC double glazing, the property also benefits from having a recently installed family bathroom and ground floor wash room, and externally boasts attractive gardens to the front with double width drive and a double garage with remote control Hormann doors. To the rear is an impressive lawned south west facing garden with a patio seating area accessed directly from the sun lounge and mature acres. Occupying a hugely convenient location within easy reach of the A19 and A1M beyond, the property is perfect for commuting and is also well placed for good schools. Immediate internal inspection is unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Reception Hall

A spacious reception hall with staircase to first floor and radiator.

Lounge 11'7" x 17'9"



This superb room has a double glazed bay window to the front, a radiator and shares an open plan arrangement with the dining room.

Dining Room 9'7" x 11'5"



Double glazed window to the rear overlooking south west facing gardens and a radiator.

Sun Lounge 9'4" x 12'0"



UPVC double glazed windows and doors leading out onto south west facing patios and well proportioned gardens.

Kitchen 10'11" x 11'4"



Fitted with an excellent range of modern wall and base units

with working surfaces incorporating a 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, integrated appliances include a range oven with overhead extractor hood, glass fronted illuminated wall cabinets with ambient lighting, fitted shelving, integrated dish washer, fridge and freezer, in addition there is a UPVC double glazed window over looking the rear gardens and inter connecting door to utility.

Utility 5'5" x 8'0"



Featuring base units with working surfaces incorporating a single drainer stainless steel sink unit, space and plumbing for automatic washing machine, UPVC double glazed window to side elevation and double glazed panel door to rear gardens, wall mounted condensing Worcester Bosch boiler serving hot water and radiators.

Tried. Trusted. Recommended.

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MAIN ROOMS AND DIMENSIONS

Ground Floor WC



Low level WC, wash basin- attractive white suite with wall and floor tiles UPVC double glazed window.

Master Bedroom 11'7" x 15'6"



An impressive room with fitted wardrobes, UPVC double glazed window and access to an en-suite.

white suite with part tiled walls, UPVC double glazed window and a radiator.

Bedroom 2 8'8" x 12'6"



UPVC double glazed window, fitted wardrobes and a radiator.

First Floor Landing

En-Suite



Low level WC, pedestal wash basin and shower cubicle-

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'8" x 10'6"



Family Bathroom



Low level WC, wash basin, vanity unit with cupboards under and illuminated mirror over, panel bath, walk in shower cubicle with recessed shelving- beautiful white suite with wall and floor tiles, wall mounted extractor unit, LED down lights, heated towel rail and UPVC double glazed window to rear elevation.

Second Floor

Bedroom 5 11'11" x 13'10"



UPVC double glazed window, fitted wardrobes and a radiator.



En-Suite Shower Room WC



Pedestal wash basin and corner shower cubicle- attractive white suite with part tiled walls, vinyl flooring, Velux window, radiator.

Bedroom 6 11'3" x 13'10"



Velux windows and radiator, built in cupboards to eaves

Home Office 8'2" x 11'8"



UPVC double glazed windows with superb views to the rear, single radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Laid to lawn gardens to the front with mature shrubs and planted borders, double drive leading to double garage with 2 x remote control electric doors, gate providing access to side leading through to the spacious south west facing gardens to the rear with mature acers and shrubs, and a patio seating area access directly from the sun lounge.

Council Tax Band

The Council Tax Band is Band F

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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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 £210.00 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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