









An immaculately presented four bedroom detached house occupying a superb position within this ever popular and convenient location. Internally the attractive accommodation includes a hall with staircase to the first floor, a cloakroom/wc, a spacious lounge and a delightful conservatory. There is a fitted kitchen that opens through to a dining room. On the first floor there are four well-proportioned bedrooms and an impressive contemporary family bathroom/wc with a bath and shower cubicle. Externally, to the front of the property there is a lawned garden with a generous block-paved driveway providing ample off street parking and access to a single garage whilst to the rear is a beautiful, landscaped garden with a paved patios, decking and established planting. The property is ideally placed for access to local amenities, shopping facilities and schools as well as offering excellent access to Doxford International Business Park and major road connections. No upward chain, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Lobby



Radiator and stairs to first floor.

Lounge 21'7" x 11'0"



Double glazed box bay window to front elevation, two radiators and fireplace. Door to kitchen and UPVC double glazed sliding patio door to conservatory.

Conservatory 10'7" x 8'9"



Double glazed windows and UPVC door to rear. Electric heater.

Dining Room 8'5" x 9'6"



Double glazed window to side, radiator and storage cupboard. Archway into kitchen.

Kitchen 9'2" x 12'9"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with five burner gas hob and hood and a wine store. Space for a fridge freezer and washing machine. Double glazed window and UPVC door to rear.

Cloakroom/WC



Low level wc, wash basin and double glazed window to front.

First Floor Landing



Bedroom 1 11'5" x 11'1"



Double glazed window to front, radiator and built in furniture. Access point to loft.

Bedroom 2 11'6" x 9'11"



Double glazed window to front, radiator, built in furniture and storage cupboard.

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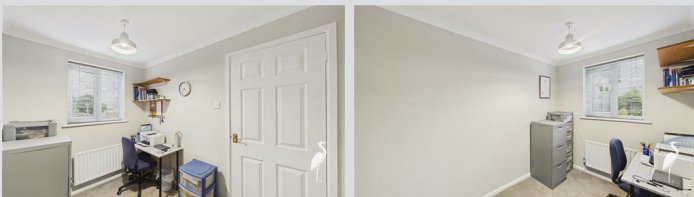
MAIN ROOMS AND DIMENSIONS

Bedroom 3 9'9" x 8'3"



Double glazed window to rear, radiator and built in furniture.

Bedroom 4 9'10" x 6'5"



Double glazed window to rear and radiator.

Bathroom



Bath, shower cubicle, low level wc and wash basin. Chrome heated towel rail and double glazed window.

Outside



Garden to the front with block paved driveway leading to detached garage and steps up to the front door. To the rear there is delightful multi level garden with paved, decked and gravelled areas. Side gate to access the front of the property.

Garage 16'9" x 10'1"

Access via electric roller shutter door.

Council Tax Band

The Council Tax Band is Band D.

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

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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.

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		
(1-20) G		
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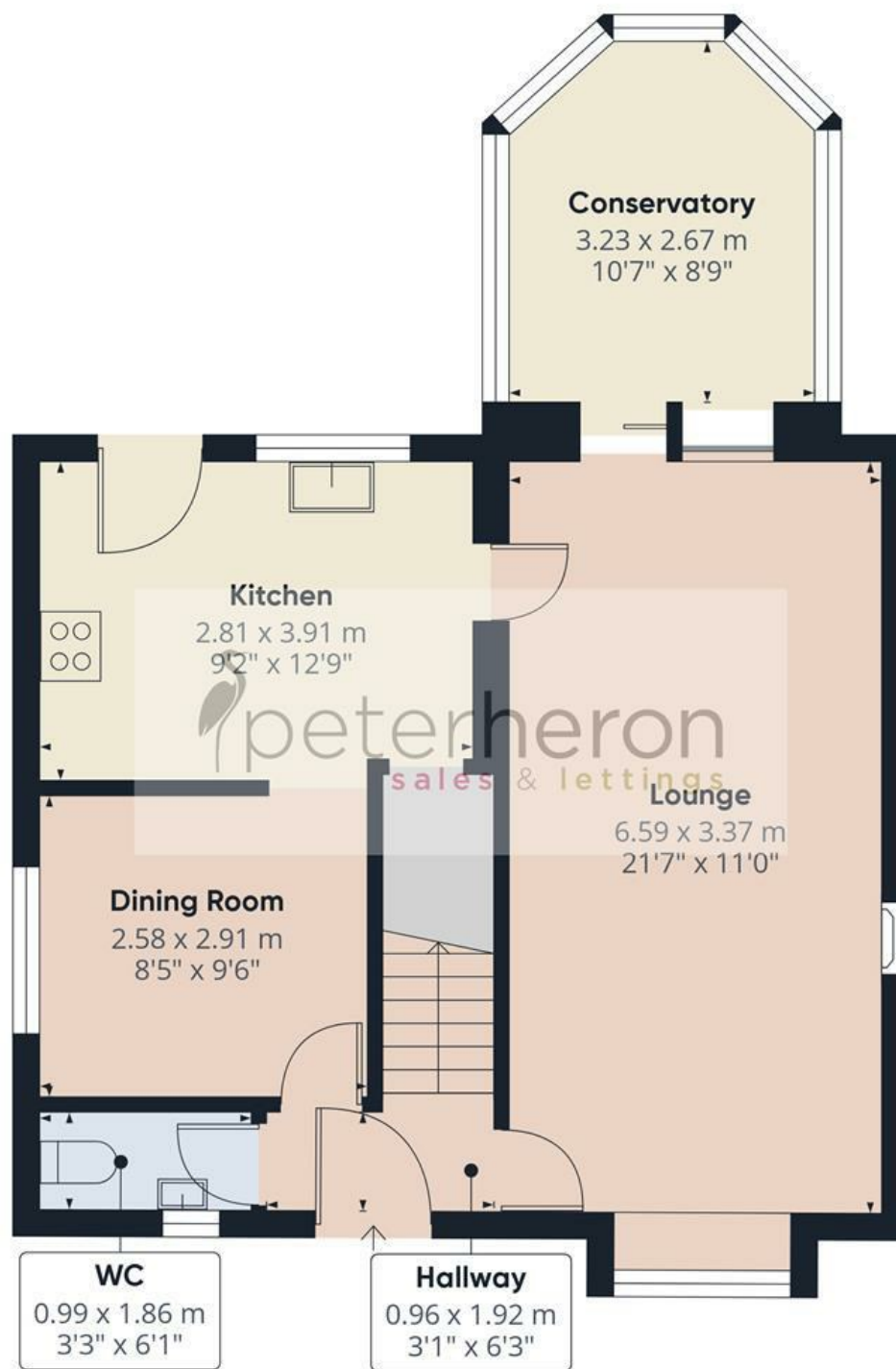
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MAIN ROOMS AND DIMENSIONS



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Approximate total area⁽¹⁾

56.4 m²

607 ft²

(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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