









A superb four bedroom detached house, providing an immaculate standard of accommodation within this popular location. Internally the attractive interior is accessed via a hall with a staircase to the first floor and a cloakroom. There is a superb lounge through dining room, featuring a media wall and French doors to the garden and there is a modern fitted kitchen. On the first floor there is a principle bedroom with an en-suite shower room/wc, three further bedrooms and a family bathroom/wc. The former garage has been divided to provide a utility area to the rear and a store to the front. Externally there is a driveway to the front and a delightful lawned garden to the rear. The ideal situation of the property provides easy access to local amenities as well as offering links to major road connections. We highly recommended viewing to appreciate this impressive home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall



Column radiator and stairs to first floor.

Lounge/Dining Area



Double glazed window to front, feature media wall with built in electric fire and column radiator.

Dining Area



UPVC double glazed French patio doors to rear and column radiator.

Kitchen



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood, fridge freezer and microwave. Storage cupboard, radiator and double glazed window to rear.

Utility



Base units with countertops over providing space for washing machine. Composite door to rear and sliding door to store.

Cloakroom/WC



Low level WC with concealed cistern and washbasin, radiator and double glazed window.

First Floor Landing



2x storage cupboards and access point to loft.

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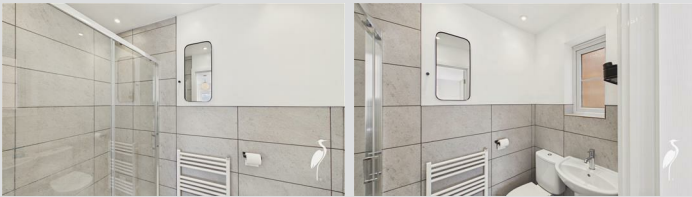
MAIN ROOMS AND DIMENSIONS

Bedroom 1



Double glazed window to front and radiator. Door to en-suite.

En-Suite Shower Room



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

Bedroom 2



Double glazed window to front, built in sliding door wardrobes and column radiator.

Bedroom 3



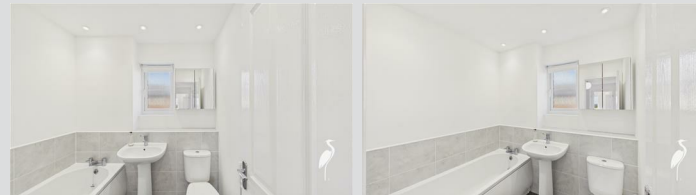
Double glazed window to rear, radiator and built in wardrobes.

Bedroom 4



Double glazed window to front and radiator.

Bathroom



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

Outside



Attractive front garden with a driveway providing off street parking. Spacious rear garden laid mainly to lawn with block paved areas. Benefitting from a shed and side gate to access front. The former garage has been divided to provide a utility area to the rear and a store to the front.

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.

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of

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MAIN ROOMS AND DIMENSIONS

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.

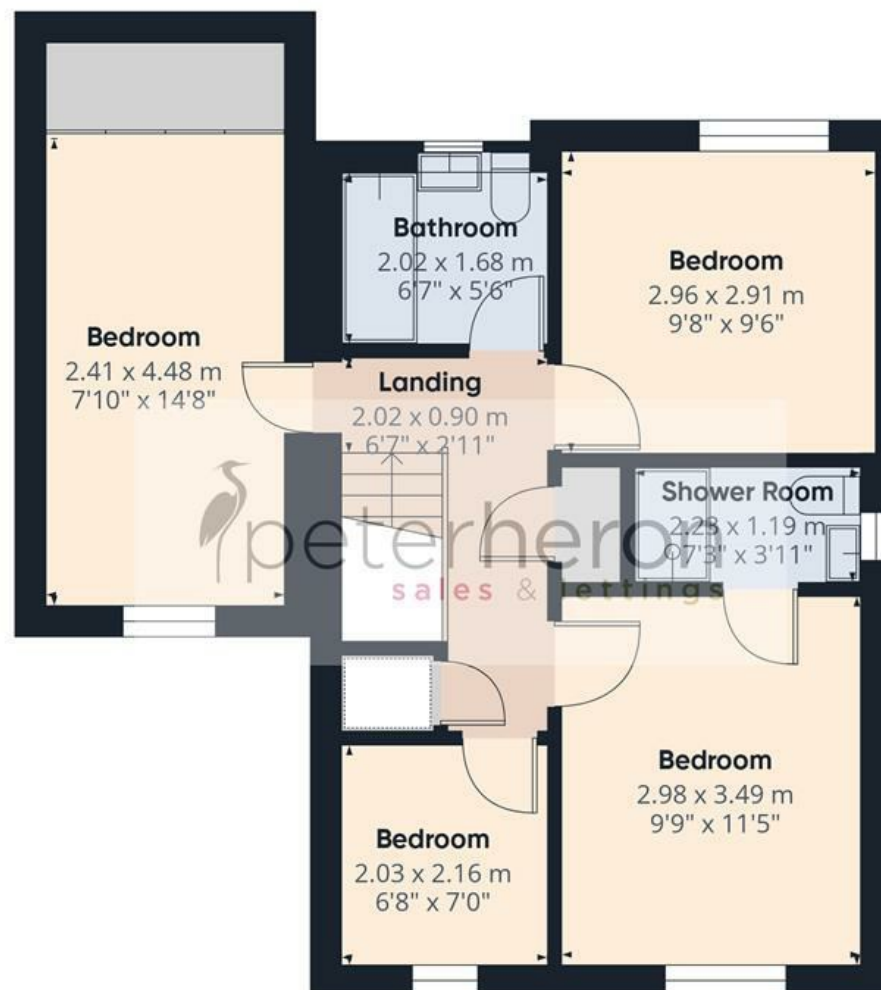


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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		
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First Floor

Approximate total area⁽¹⁾

103.3 m²
1113 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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