









This impressive detached family home occupies a suburb secluded position within this highly regarded area of East Herrington. Internally the attractive accommodation is accessed via a spacious reception hall, two generous reception rooms, a useful study, a contemporary breakfasting kitchen, utility and a ground floor/wc. On the first floor there is a principle bedroom, featuring a luxury en-suite shower room/wc, three further double bedrooms and a modern family bathroom/wc. This location is ideally placed for an excellent range of local amenities as well as providing ideal access to the City Centre and major road connections including the A19. We highly advise arranging an internal inspection to fully appreciate this fabulous home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Reception Hall

Porcelain tiled flooring and contemporary style staircase to first floor.

Lounge 21'5" x 11'8"

Double glazed bay window, hardwood flooring porcelain tiled border, feature gas fire and surround, granite hearth.

Dining Room 9'8" x 11'3"

Porcelain tiled flooring, French doors to gardens.

Breakfasting Kitchen 11'2" x 9'2"

Quality range of base and eye level units, granite worktops, extensive range of integrated appliances, breakfasting bar, Porcelain tiled flooring, feature glass bricked wall leading to utility.

Utility

Base units, integrated appliances, Porcelain tiled flooring, French doors to gardens.

Study 7'10" x 8'2"

Ground Floor WC

Low level WC and pedestal washbasin, porcelain tiled flooring.

First Floor Landing

Master Bedroom 14'5" x 12'2"

Fitted wardrobes.

En-Suite Bathroom

Low level WC, washbasin vanity unit, free standing bath and walk in shower cubicle, feature glass brickwork, tiled flooring.

Bedroom 2 11'4" x 9'6"

Bedroom 3 9'8" x 6'6"

Bedroom 4 6'8" x 11'10"

Bathroom

Low level WC, washbasin washbasin, free standing bath and walk in shower cubicle, feature glass brickwork.

Outside



This generous corner plot offers beautifully landscaped gardens to both side and rear, featuring lawns, borders, raised pond and water feature, multiple patio/seating areas. To the front there is an extensive block paved driveway leading to a DOUBLE GARAGE with electric roller door.

Council Tax

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.

Important Notice - Particulars

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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.

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.

Visit www.peterheron.co.uk or call 0191 510 3323

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MAIN ROOMS AND DIMENSIONS



