









An extended two bedroom semi-detached bungalow, providing an immaculate standard of accommodation, occupying a delightful cul-de-sac position within the ever popular area of Hastings Hill. Internally the interior is beautifully appointed throughout with the accommodation all laid out on one level, briefly includes an entrance porch, lobby and an attractive lounge to the front. There is modern fitted kitchen, an impressive contemporary shower room/wc and two well proportioned bedrooms, one currently utilised as an additional reception room. Externally there is a garden to the front with a block-paved driveway, a long garage and a wonderful, landscaped garden to the rear with a lawn and a patio area. The property is well placed for local amenities, as well as offering excellent routes to surrounding areas and major road links including the A19. Viewing is highly recommended to appreciate this fabulous bungalow.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Porch

Double glazed windows to front and inner UPVC door to lobby.

## Entrance Lobby



Storage cupboard, radiator and door to lounge.

## Lounge 12'1" x 16'11"



Double glazed window to front, radiator and electric fireplace. Door to inner hall.

## Inner Hall

Access point to fully boarded loft and storage cupboard.

## Bedroom 2/Dining Room 9'3" x 15'10"



Double glazed window and UPVC French patio doors to rear. Radiator.

## Kitchen 9'3" x 7'10"



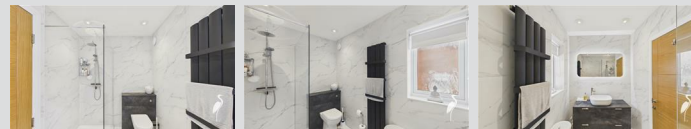
Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated double oven, electric hob, microwave, dishwasher and low level fridge. Radiator, double glazed window and Composite door to side.

## Bedroom 1 12'0" x 12'4"



Double glazed window to rear, radiator and built in wardrobes with interior lighting and pull down rails.

## Shower Room



Low level WC with concealed cistern, washbasin set into

vanity unit and walk in dual head waterfall shower, column radiator and double glazed window.

## Outside



Externally there is a garden to the front with a block-paved driveway, a long garage and a wonderful, landscaped garden to the rear with a lawn and a patio area.

## Garage 8'2" x 15'10"



Currently being used as a garage. Access via electric roller shutter door. Base units with countertops over providing space for a washing machine, tumble dryer and fridge freezer. Double glazed window and UPVC door to garden.

## Council Tax Band

The Council Tax Band is Band C.

## 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

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# MAIN ROOMS AND DIMENSIONS

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 their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

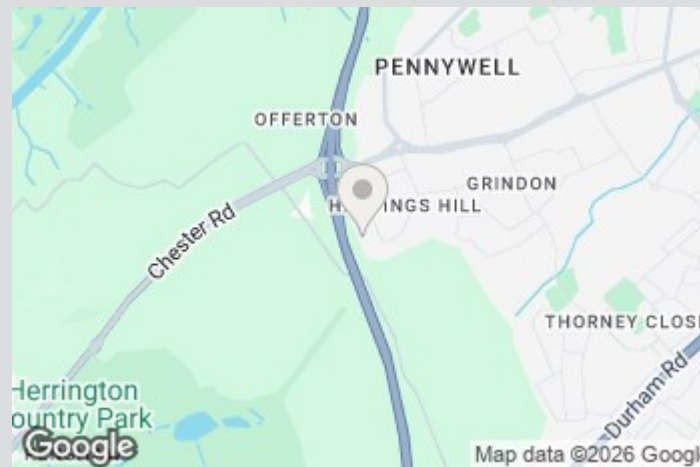
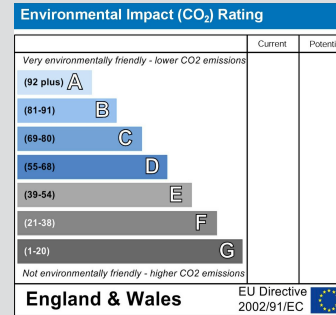
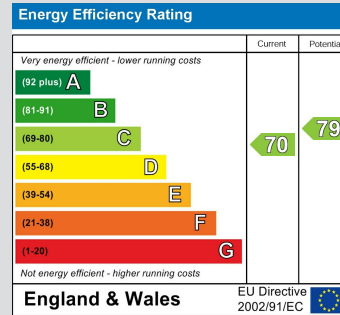
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

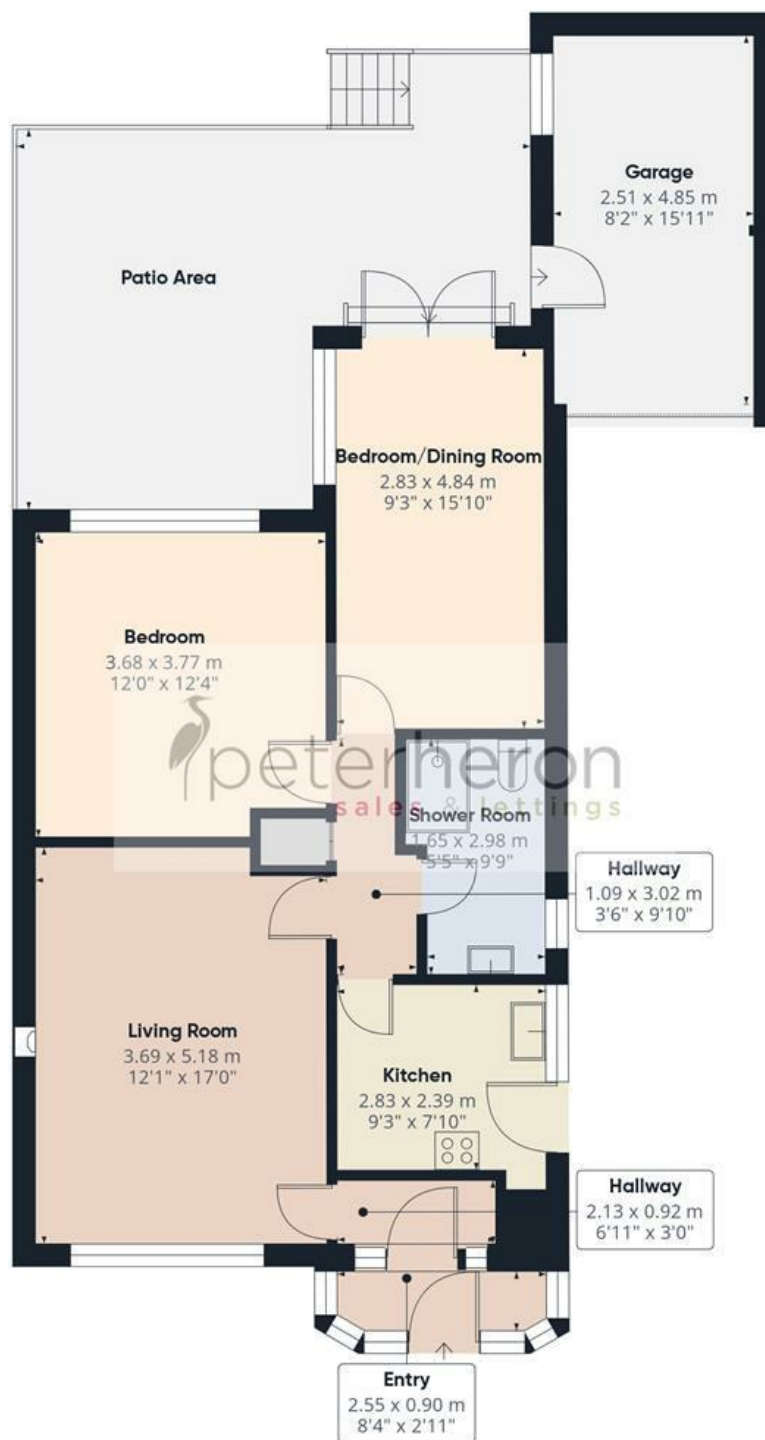
## Ombudsman

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**Approximate total area<sup>(1)</sup>**

79 m<sup>2</sup>

848 ft<sup>2</sup>

**Balconies and terraces**

28.9 m<sup>2</sup>

311 ft<sup>2</sup>

(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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