









An impressive double fronted four bedroom detached house with a garage, occupying a superb position within this attractive modern development. Internally the beautifully appointed interior is accessed via a reception hall with a staircase to the first floor and a cloakroom/wc. There is a lounge that features a dual aspect with doors to the rear garden and there is a stunning dining kitchen, fitted with an excellent range of stylish units and again benefiting from a dual aspect. From the kitchen there is access to a useful utility room. To the first floor there is a principle bedroom with an attractive en-suite shower room/wc, three further well-proportioned bedrooms and a modern family bathroom/wc. Externally there is a garden to the front of the property and to the rear a wonderful garden, laid mainly to lawn. There is a driveway providing off street parking and access to a single garage. This location provides convenient access to local amenities, shopping facilities and schools as well as offering links to surrounding areas and major road links including the A19. We highly recommend viewing to appreciate this excellent home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

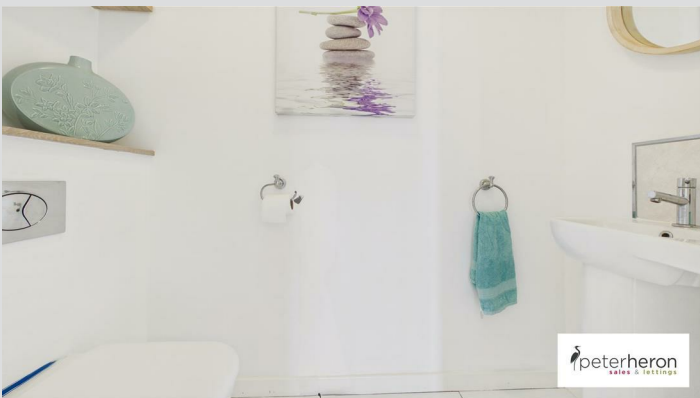
Accessed via an entrance door.

Reception Hall



Attractive tiled floor, staircase to first floor, built in cupboard and radiator.

Cloakroom/WC



Low level WC with concealed cistern, pedestal wash basin, radiator and tiled floor.

Lounge



Enjoying a dual aspect with double glazed window to the front, double glazed French doors leading out to the rear garden and two radiators.

Dining Kitchen



An impressive open plan dining kitchen, the kitchen is fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit and breakfast bar. Integrated appliances include an oven and hob and a dishwasher, space has been provided for the inclusion of a fridge freezer. The room enjoys a dual aspect with double glazed windows to both the front and rear, two 2 radiators and tiled floor with electric underfloor heating. Door to the utility.

Utility



Fitted base unit with work surface over, space is provided for the inclusion of a washing machine. Radiator, wall mounted boiler, tiled floor and door to the rear garden.

First Floor Landing



Built in cupboard.

Bedroom 1



Double glazed window to the front, radiator, fitted wardrobes and door to en-suite.

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En-Suite Shower Room



Low level WC, pedestal wash basin, step in shower cubicle with mains fed shower. Tiled floor, part tiled walls, ladder style radiator and double glazed window.

Bedroom 2



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

Bedroom 3



Double glazed window to the rear and radiator.

Bedroom 4



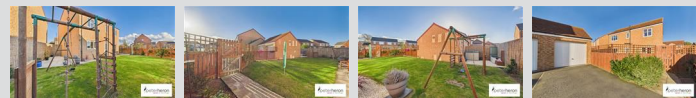
Double glazed window to the rear and radiator.

Bathroom



Low level WC with concealed cistern, wash hand basin and panelled bath with shower attachment. Part tiled walls, tiled floor, ladder style radiator and double glazed window.

Outside



There are attractive lawned gardens to the front and rear, a driveway located to the side of the house providing off street parking and access to the single garage.

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.

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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

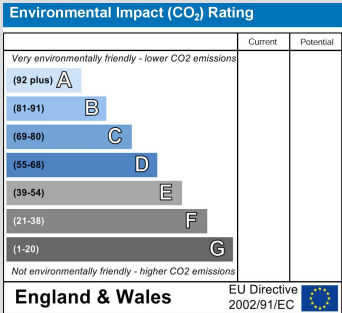
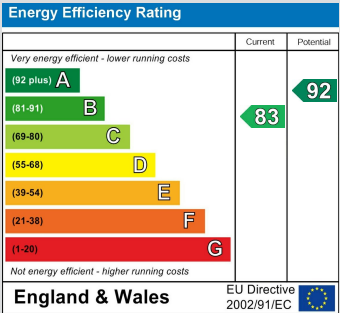
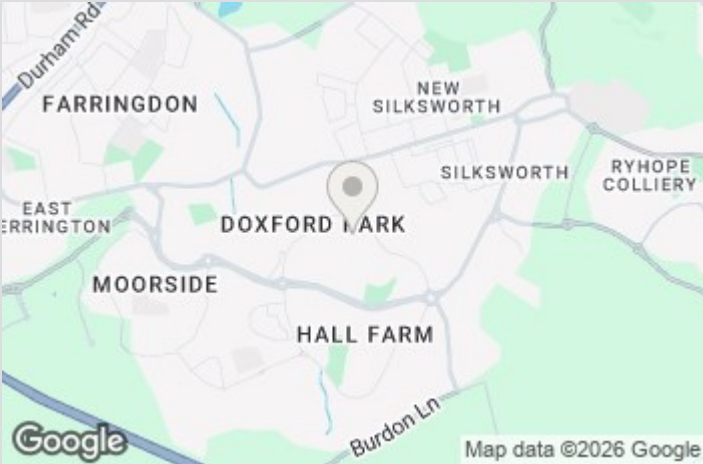
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Ground Floor



First Floor

Approximate total area⁽¹⁾

115.4 m²

1242 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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