















An impressive four bedroom, mid terrace home, enjoying great character and wealth of beautiful period features. The property occupies a superb position within this highly sought after private park setting with wonderful communal lawned grounds and tennis courts within the Ashbrooke conservation area. Internally the well-appointed accommodation is accessed via an entrance vestibule that leads through to a reception hall with staircase to the first floor. There are two generously proportioned reception rooms and an attractive breakfasting kitchen. On the first floor the principle bedroom benefits from an en-suite shower room, there are three further bedrooms, a modern bathroom/wc with a walk in shower and a separate wc. Externally there is a delightful town garden to the front and a pleasant courtyard to the rear, along with a double width garage. This convenient location is ideally placed for access to local amenities, shops and schools as well as providing excellent transport links to surrounding areas. We highly advise arranging a viewing in order to appreciate the spacious accommodation, exceptional setting and character features of this fabulous home.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Porch

Inner door to hallway.

## Reception Hall



Stairs to first floor with storage under, and double radiator.

## Ground Floor Washroom



Low level WC and washbasin, tiled walls and radiator.

## Lounge 14'9" x 13'9"



Feature bay window to front elevation, double radiator and feature fireplace.

## Dining Room 13'2" x 13'8"



Single glazed window to rear elevation, double radiator and feature fireplace.

## Breakfasting Kitchen 10'0" x 21'11"



Range of Bespoke wall and base units with countertops over incorporating dual undermount sink and drainer with mixer tap. Integrated 6 burner Rangemaster oven with cooker hood and dishwasher. Space provided for fridge freezer. Double glazed window and two double glazed sash windows. Door to rear.

## First Floor Landing



Storage cupboard, access point to fully boarded and insulated loft and skylight.

## Principle Bedroom 12'0" x 16'2"



Single glazed bay window to front elevation, radiator and built in wardrobes. Door to En Suite.

## En Suite Wetroom



Low level WC, washbasins x2, Waterfall shower, chrome heated towel rail.

## Bedroom 2 11'10" x 10'0"



Single glazed window to rear elevation, double radiator and washbasin.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 7'2" x 13'8"



Single glazed window to front elevation, radiator and storage cupboard. Access point to fully boarded and insulated loft.

## Bedroom 4 8'9" x 10'9"



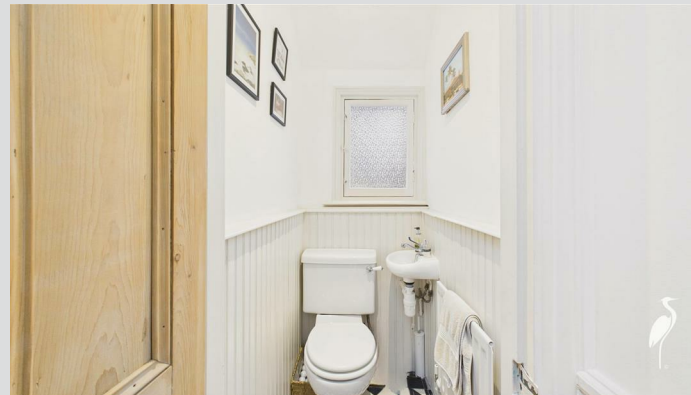
Single glazed window to rear elevation, double radiator and Velux window. Washbasin and storage cupboard.

## Bathroom



Low level WC, washbasin, freestanding bath and walk in waterfall shower, chrome heated towel rail and Velux window.

## Seperate WC



Low level WC and washbasin, radiator and single glazed window.

## Outside



Delightful town garden to the front and a pleasant courtyard to the rear, along with a double width garage with an electric roller shutter access door into the courtyard and double electric roller shutter access door to the rear lane (creating three parking spaces).

## Double Garage

Access via electric roller shutter access door into the courtyard and double electric roller shutter access door to the rear lane. Built in shelving and electrics.

## 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 - Communal Charge

We have been advised by our client there is a charge of £300.00 approximately per annum to maintain the communal grounds and tennis court.

## 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

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# MAIN ROOMS AND DIMENSIONS

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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

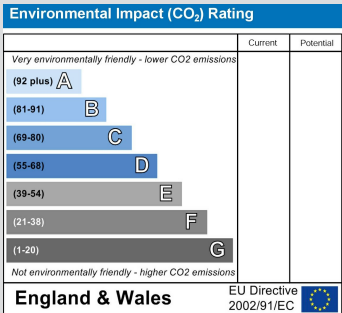
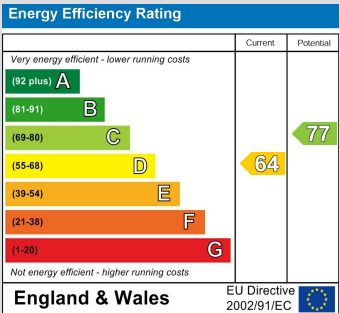
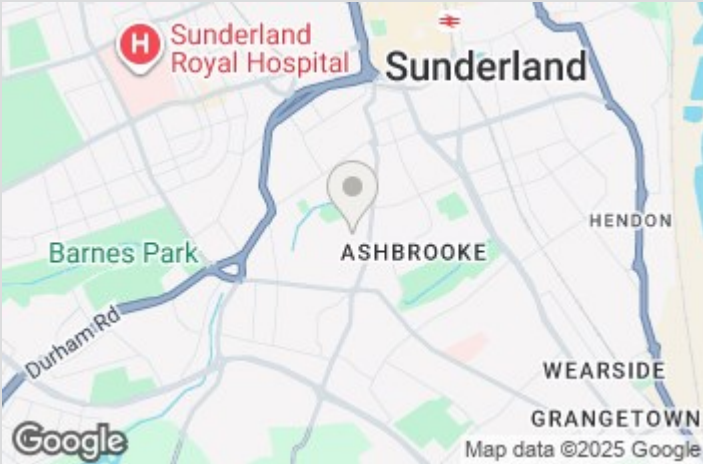
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



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Ground Floor



First Floor

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

160.7 m<sup>2</sup>

1730 ft<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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