









A fabulous detached home that has been significantly extended and remodelled to provide spacious rooms with a stunning, stylish interior. Internally the beautifully presented accommodation includes an entrance lobby, an attractive lounge and an inner hall with a cloakroom/wc, staircase to the first floor and access to a useful utility. To the rear there is an exceptional open plan kitchen / dining and family area with bi-folding doors to the rear. The kitchen is fitted with an excellent range of quality units, luxury worksurfaces and a selection of integrated appliances. Completing the ground floor accommodation is a fourth bedroom. To the first floor there are three generous bedrooms, one with an en-suite shower room/wc and there is a modern family bathroom/wc. Externally there is a garden to the front with a driveway and to the rear, a wonderful low maintenance landscaped garden. We highly advise arranging a detailed inspection to appreciate this exceptional home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door

### Reception Lobby



Radiator and doors to lounge and bedroom 4.

### Lounge 10'4" x 13'8"



Double glazed window to front elevation, double radiator and built in storage. Door to inner lobby.

### Inner Lobby



Stairs to first floor and radiator.

### Open Plan Living/Dining & Kitchen Area 15'8" x 20'3"



### Kitchen Area



Range of modern wall and base units with countertops over incorporating 1 1/2 bowl undermount sink and drainer with mixer tap, feature breakfasting island. Integrated extractor, larder fridge and larder freezer, dishwasher, bin and spice rack. Space provided for a double oven.

### Living & Dining Area



Double glazed bi-folding doors to rear garden, column radiator and feature media wall with built in electric fire.

### Utility 7'10" x 5'10"



Wall and base units with countertops over providing space for washing machine and tumble dryer.

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# MAIN ROOMS AND DIMENSIONS

## Cloakroom/WC



Low level WC and washbasin set into vanity unit, radiator.

## Bedroom 4 7'10" x 9'9"



Double glazed window to front elevation.

## First Floor Landing



Double glazed window to side elevation, storage cupboard and access point to fully boarded loft space.

## Bedroom 1 8'7" x 18'8"



Double glazed window to rear elevation and radiator.

## Bedroom 2 9'11" x 15'3"



Double glazed window to rear elevation and radiator.

## Bedroom 3 14'4" x 9'7"



2x double glazed windows to front elevation, radiator and built in wardrobe. Door to en-suite.

## En Suite Shower Room



Low level WC, washbasin and shower cubicle, radiator and double glazed window.

## Bathroom



Low level WC, washbasin and bath with dual head waterfall shower over, double glazed window and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Garden to the front with driveway providing off street parking. Landscaped tiered garden with various seating areas and artificial lawn. Pergola. Side access leading to the front of the property.

## 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

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## Fawcett Street Viewings

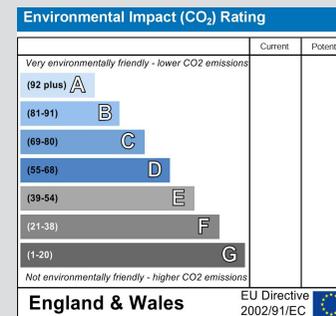
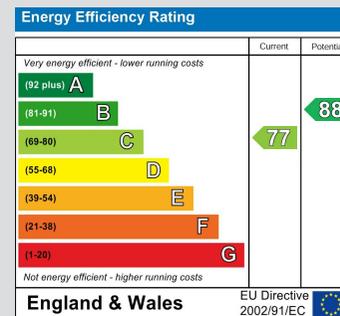
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## Opening Times

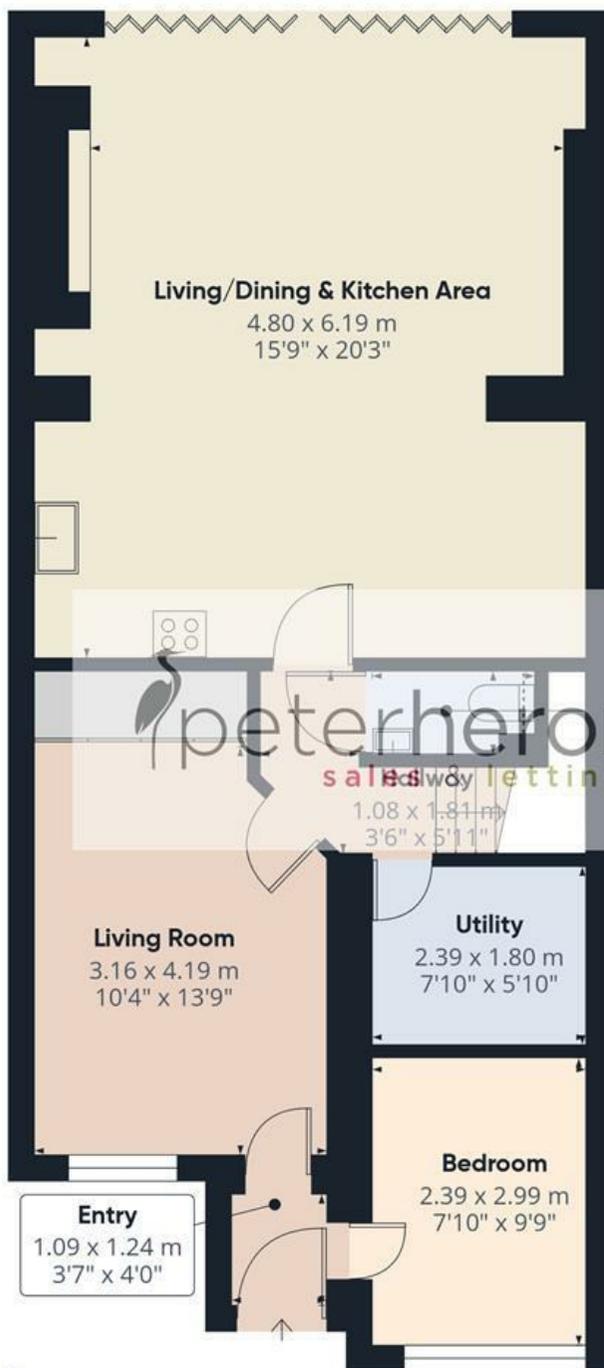
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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Ground Floor



First Floor

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

116.9 m<sup>2</sup>

1258 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

1 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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