









A much improved and significantly extended, semi-detached house, occupying a pleasant cul-de-sac position within this ever popular area of Silksworth. Internally the spacious and well presented accommodation includes an entrance porch, an attractive lounge, separate dining room, a cloakroom/wc, a delightful conservatory overlooking the garden and an impressive 19ft breakfasting kitchen fitted with a range of quality modern units and wood worksurfaces. On the first floor there are three generously bedrooms and a contemporary family bathroom/wc. Externally there is a driveway to the front providing ample off street parking and access to fantastic double garage with remote control roller shutter access door whilst to the rear there is a wonderful garden, laid mainly to lawn with a decked area and planted borders. Benefits of the property include double glazing and gas central heating to radiators. This convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. Early viewing is essential to appreciate the spacious rooms, large garage and delightful garden this superb home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Entrance Porch

Access via a double glazed entrance door, there are double glazed windows and a double glazed door leading through into the

## Lounge 14'11" (not including staircase area) x 11'4"

This attractive room has a double glazed window to the front, two central heating radiators, a staircase leading up to the first floor and a door connecting through to the

## Dining Room 16'3" x 9'6" maximum

This well-proportioned room has a central heating radiator, a door to the cloakroom/WC and to the kitchen. There is a double glazed french door to the conservatory and a built-in cupboard providing storage space and housing the central heating boiler.

## WC

Fitted with a WC.

## Breakfasting Kitchen 19'1" x 10'1"

Superb modern fitted kitchen with a range of quality wall and base units with worktops over with an inset Belfast style sink unit and a breakfast bar. Plumbing is provided for the inclusion of a washing machine, there is a double glazed window to the rear, double glazed door to the rear decked area and two central heating radiators.

## Conservatory 10'3" x 8'6"

Double glazed windows providing a pleasant outlook over the garden, there is a tiled floor, central heating radiator and a double glazed french door to the decked area.

## First Floor Landing

Doors leading off to the three bedrooms and family bathroom

## Bedroom 1 19'1" x 17'4" (approximate measurement as sloping

This generously proportioned room has two Velux window to

the front, a further two Velux windows to the rear and two central heating radiators.

## Bedroom 2 14'11" (not including recess) x 11'4"

Two double glazed windows to the front and a central heating radiator.

## Bedroom 3 10'9" maximum x 11'7"

Double glazed window to the rear, a central heating radiator and a built-in cupboard.

## Family Bathroom

Fitted with a contemporary suite comprising of a low-level WC with concealed cistern, wash hand basin set into a vanity unit and a bath with a mainshead shower over. There is a chrome ladder style central heating radiator and a double glazed window.

## Outside

To the front of the property, there is a generous driveway providing ample off street parking and access to the garage. Whilst to the rear there is a delightful garden mainly laid to lawn with a decked area planted borders and also a shed benefiting from power and lighting.

## Garage 19'3" x 17'9"

Spacious garage with a remote control roller shutter access door and the benefit of power, lighting and water supply. There is also an internal door connecting through to the breakfast and kitchen.

## Important Notice

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd.

Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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## Tenure

We are advised by the Vendors that the property is

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# MAIN ROOMS AND DIMENSIONS

Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

## Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 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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