









A stunning four bedroom double fronted detached house with a fabulous, upgraded interior. Internally the stylish accommodation includes a hall with a staircase to the first floor, an attractive lounge, a versatile room, currently utilised as a snug and an impressive dining kitchen, fitted with a range of modern units and French doors to the rear garden. Completing the ground floor accommodation is a useful utility and a cloakroom/wc. On the first floor, the main bedroom has fitted wardrobes and a contemporary en-suite shower room/wc, there are three further bedrooms (two with fitted wardrobes) and a modern family bathroom/wc. Externally there is driveway parking to the rear, along with a single garage and to the rear, a beautiful landscaped garden with a lawn, a decked area and patio. This location is ideally positioned for local amenities as well as offering links to major road connections. Viewing is essential to appreciate the quality of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall



Staircase to first floor and radiator.

Lounge 13'2" x 10'5"



Double glazed window to front and radiator.

Snug 10'7" x 9'10"



A versatile room, currently utilised as a snug, could be a dining room or play room. Double glazed window to front and radiator.

Dining Kitchen 20'9" x 9'7"



Range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood, fridge freezer and dishwasher. Double radiator, double glazed window and UPVC French doors to rear. Door to utility.

Utility 6'2" x 5'0"



Wall and base units with work surfaces over, space for washing machine and tumble dryer, radiator and UPVC door to rear.

Cloakroom/WC



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

First Floor Landing



Double glazed window, storage cupboard and access point to loft.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 11'3" x 10'11"



Double glazed window to rear, radiator and fitted mirrored fronted sliding door wardrobes. Door to en-suite.

En-Suite Shower Room



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

Bedroom 2 11'5" x 8'2"



Double glazed window to front, radiator and fitted mirrored fronted sliding door wardrobes.

Bedroom 3 9'9" x 9'2"



Double glazed window to front and radiator.

Bedroom 4 8'2" x 5'8"



Double glazed window to front, radiator and fitted mirrored fronted sliding door wardrobes.

Bathroom



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

Outside



Attractive garden to the front with a long driveway to the side

providing off street parking leading to detached garage located at the rear of the property, whilst to the rear there is a delightful landscaped garden with lawned area, patio and timber decked seating areas.

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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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 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	91
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

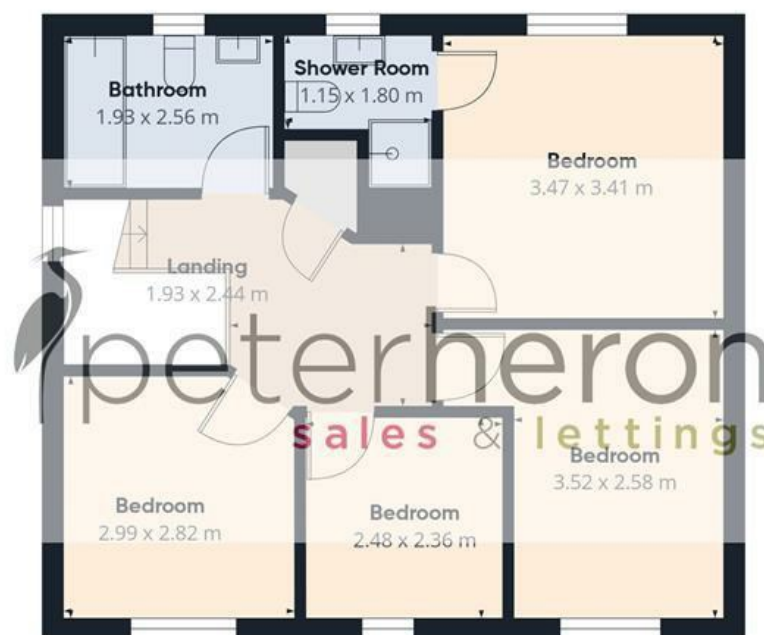
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Floor 0 Building 1

Approximate total area⁽¹⁾
105.6 m²



Floor 1 Building 1

(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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