















Perfect for those discerning, space hungry families searching for a premium home with substantial gardens, this outstanding four bedroom, two bathroom and four reception room Semi Detached home is arguably one of the finest examples of its kind on the market today and is sure to command a huge level of interest! Comprising entrance porch, reception hall, lounge, dining room, living room, sitting room, ground floor wet room, kitchen, four first floor bedrooms and a bathroom, the properties living room and wet room would serve perfectly as a granny annex if desired and may prove to be ideal for three generation families; whilst the two areas would also serve perfectly as a home office

Benefiting from gas central heating, UPVC double glazing, and loasting Bi-fold doors leading out into huge rear gardens and boasting tasteful contemporary decor throughout, this home has a wonderful ready to move into feel and is ideal for those "cash rich and time poor" professionals requiring a "turnkey" home. The gardens to the rear are perfect for children and entertaining as they have generous lawns and two individual seating areas taking in sunshine from morning through to the evening.

Just a stones throw from all amenities including the coast, superb schools, Seaburn Metro and Sea Road shopping centre, this delightful home should be viewed as a matter of urgency to avoid disappointment!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to

## Entrance Porch

Wood effect laminate flooring, oak door to

## Entrance Hall



Oak and glass Staircase, coved cornicing to ceiling, wood effect Amtico flooring. Large cloak cupboard with hanging rail under stairs.

## Lounge 9'8" x 14'5"



Into bay with UPVC double glazed windows overlooking front gardens, wall mounted column radiator, coved cornicing to ceiling, glazed oak door

## Dining Room 12'0" x 7'7"



Amtico flooring, floor standing column radiator, open plan to

## Living Room 8'9" x 9'10"

Vaulted ceiling with velux windows, LED downlights, Amtico flooring, exposed brick wall, Bi-folding patio doors leading out onto impressive raised decked seating area overlooking the rear gardens. Open plan to

## Kitchen 13'9" x 10'1"



Extensive range of base and eye level units with contemporary style resin working surfaces and matching splashbacks and worktop lighting incorporating an under bench 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, 5 burner gas hob, double electric oven and microwave, feature exposed brick wall with extractor hood, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, integrated larder style fridge with separate underbench freezer, integrated automatic washing machine, Amtico flooring, UPVC double glazed window with delightful aspect over rear gardens, peninsular with breakfasting area, wall mounted column radiator.

## Wet Room



Wall mounted WC with concealed cistern, corner handbasin and showering area with tiled walls, ceiling mounted extractor unit, LED downlights and non slip shower floor.

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# MAIN ROOMS AND DIMENSIONS

**Guest Room / Home Office 8'10" x 18'9"**



UPVC double glazed oriel bay window to front, column radiator, coved cornice to ceiling.

## First Floor Landing

Access point to loft via folding timber ladders.

**Bedroom 1 (front) 12'3" x 15'9"**



Maximum dimensions into alcove and UPVC double glazed oriel bay window to front, UPVC double glazed windows, column radiator, halogen downlights, coved cornice to ceiling.

**Bedroom 2 (rear) 8'8" x 9'9"**



UPVC double glazed window to rear, column radiator, coved cornice to ceiling.

**Bedroom 3 (rear) 9'0" x 12'10"**



UPVC double glazed window to rear, double radiator, coved cornice to ceiling.

**Bedroom 4 (front) 7'6" x 9'0"**



UPVC double glazed oriel bay window to front, column radiator.

## Bathroom



Low level WC with concealed cistern, washbasin vanity unit

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# MAIN ROOMS AND DIMENSIONS

with cupboards under, shower bath with overhead shower and glass screen - white suite with marble wall tiles, tiled floor, heated towel rail, UPVC double glazed window to rear, LED downlights.

## Outside



Lawned gardens to the front with established borders, college set cobble drive with off street parking. Enclosed gardens to the rear of spacious proportions with lawns, a raised timber decked seating area accessed directly from the living room and capturing the morning and afternoon sunshine. Attractive borders are well established with a good selection of foliage and towards the bottom of the garden there is a lovely raised patio seating area which receives the afternoon sunshine and is perfect for alfresco dining! large timber shed.

## 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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## Important Notice

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## Tenure

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

## Sea Road Viewings

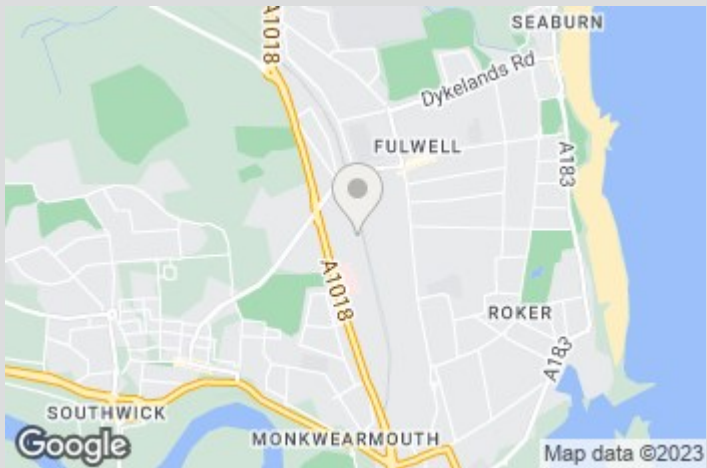
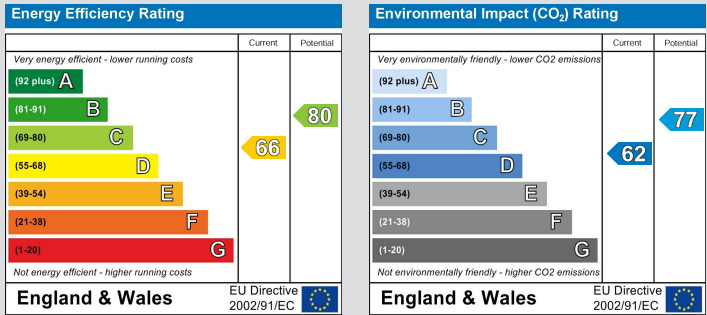
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

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Ground Floor  
Approximate Floor Area  
(80.27 sq.m)



First Floor  
Approximate Floor Area  
(46.59 sq.m)

