









An extended and much improved detached home, providing a stunning, stylish interior, occupying a delightful cul-de-sac position within this sought-after area of East Herrington. Internally the accommodation is accessed via a spacious reception hall with useful built in storage cupboards, wood flooring and staircase to the first floor. There is a 23ft lounge / diner with attractive fireplace, a superb modern kitchen with a range of quality units and granite worktops that opens through to a fabulous breakfast room / family area, featuring a vaulted ceiling with Velux window, wood burning stove and French door to the rear decked area. On the first floor there is an outstanding 19ft master bedroom with en-suite shower, two further bedrooms and an impressive family bathroom. Externally there is a garden to the front with a generous block-paved driveway whilst to the rear is a beautiful, landscaped garden, laid mainly lawn with established planting. The property is ideally located for local amenities, shops and schools as well as providing excellent links to major road connections, including the A19. A detailed inspection is essential, to fully appreciate the standard of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Reception Hall

Double glazed window to side, attractive wood flooring, built in storage cupboards, central heating radiator and staircase to first floor.

Lounge/Dining Room 23'6" x 11'1" narrowing to 9'0"

This spacious room has a double glazed window to front, two central heating radiators, feature fireplace with living flame effect gas fire, double doors lead through to breakfast/family room.

Kitchen 9'10" x 10'0"

Superb modern kitchen fitted with a range of wall and base units with granite work surfaces over incorporating 1 1/2 bowl sink and drainer unit, built in cupboard housing central heating boiler, central heating radiator, opening through into

Breakfast/Family Room 18'11" x 7'5" extending to 11'4"

This most impressive space has a vaulted ceiling with velux window providing additional natural light, double glazed window to rear, French door to decked area with windows to either side, two central heating radiators and featuring wood burning stove.

First Floor Landing

Central heating radiator and double glazed window to side.

Master Bedroom 19'7" x 9'6"

This generously proportioned room has a double glazed window to rear, central heating radiator.

En-Suite Shower Room

Low level WC, washbasin and step in shower cubicle with mains shower, part tiled walls.

Bedroom 2 12'0" x 9'2"

Double glazed window to front, central heating radiator and built in cupboard.

Bedroom 3 10'1" x 7'2"

Double glazed window to front, central heating radiator.

Family Bathroom

Fitted with a modern suite comprising of a low level WC, pedestal washbasin and panel bath with mains shower over, central heating radiator, airing cupboard and double glazed window.

Outside

Lawned garden to the front with a generous block paved driveway providing ample off street parking whilst to the rear of the property there is a delightful landscaped garden laid mainly to lawn with established planting.

Tenure Freehold

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.

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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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

Opening Times

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

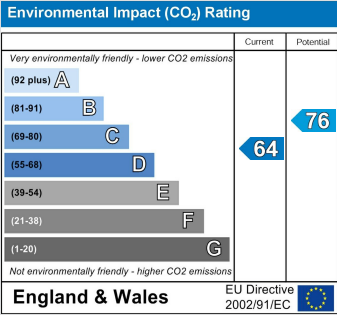
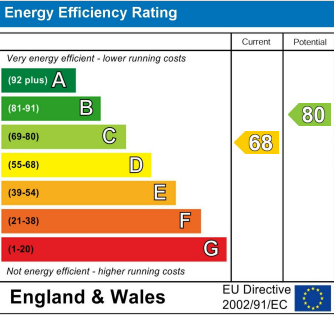
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MAIN ROOMS AND DIMENSIONS



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