









A stunning, four bedroom detached house, impressively upgraded to provide a beautiful home within the highly sought after Burdon Rise development. The stylish interior is accessed via a reception hall with a staircase to the first floor and a cloakroom/wc. There is a 22ft lounge, enjoying a dual aspect and there is a fabulous open plan kitchen, dining and family area. The kitchen is fitted with a range of attractive units and a selection of integrated appliances and French doors out to the rear garden. To the first floor there is a master bedroom with en-suite shower room/wc, three further bedrooms and a family bathroom/wc. Externally there is a long driveway, a single garage and a wonderful landscaped garden to the rear enjoying a south west facing garden and patio. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. We highly recommend arranging a viewing to appreciate the quality of accommodation this exceptional home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Entrance Hall



There is a double glazed window, radiator, built in cupboard and a staircase to the first floor, doors lead off to the cloakroom/WC, lounge and also to the open plan kitchen, dining and family area.

Cloakroom/WC



With a low level WC with concealed cistern and a pedestal wash hand basin, there is a radiator and part tiled walls.

Lounge 22'10" x 10'3"



This room enjoys a dual aspect with a double glazed window to the front and a double glazed French door to the rear, there are also two radiators.

Open Plan Kitchen, Dining And Family Area 19'4" x 7'8" extending to 9'4" + 11'6" x 8'8"



This fabulous open plan space incorporates the kitchen, dining and family area, the kitchen is fitted with an excellent range of modern wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit. Integrated appliances include an AEG electric double oven, an AEG gas hob with extractor over, a fridge, a freezer, a dishwasher and a washing machine, there are double glazed windows to the front and rear, two radiators and a double glazed French door leading out into the rear garden.

Family Area



First Floor Landing

Built in cupboard providing storage space and also housing the hot water cylinder, in the landing there is also a radiator and doors lead off to the four bedrooms and family bathroom.

Bedroom 1 12'11" not inc robes x 10'3"



Double glazed window to the front, radiator, fitted wardrobes and a door to the en suite.

En Suite Shower Room



Low level WC with concealed cistern, wash hand basin and a step in shower cubicle with mains fed shower, there is a chrome ladder style radiator, part tiled walls, tiled floor and a double glazed window.

Bedroom 2 9'10" x 9'8" not inc robes



Double glazed window to the front, radiator and fitted wardrobes.

Bedroom 3 9'8" x 8'6"



Double glazed window to the rear and a radiator.

Visit www.peterheron.co.uk or call **01915103323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 4 10'6" x 7'6"



Double glazed window to the rear and a radiator.

Family Bathroom



With a contemporary suite comprising of a low level WC with concealed cistern, wash hand basin set into vanity unit and a panel bath, there are part tiled walls, tiled floor, chrome ladder style radiator and a double glazed window.

Council Tax Band

The Council Tax Band is Band E.

Outside



To the front is a small garden area with a long driveway to

the side providing off street parking, and access to the single garage, to the rear there is a delightful landscaped south west facing garden with a lawned area, attractive patio and raised planted borders.

Tenure Freehold

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

Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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

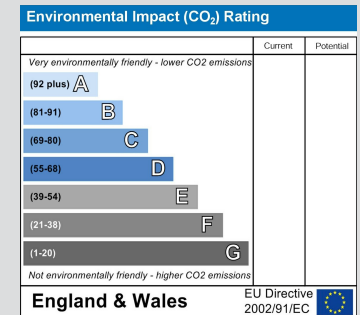
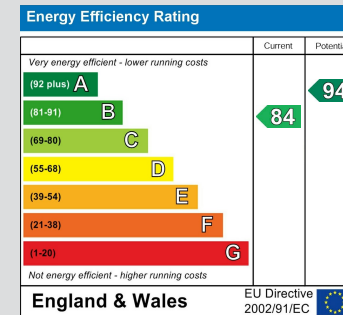
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 01915103323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



Visit www.peterheron.co.uk or call **01915103323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

