















This stunning double fronted, four bedroom detached house features a larger style garden and has been extensively upgraded by our clients to an exceptional standard, providing a remarkable standard of accommodation. Internally the stylish interior includes a hall with a staircase to the first floor, a superb lounge with a media wall, incorporating a contemporary fire and there is a separate dining room. At the rear of the property is a fabulous open plan breakfasting kitchen with family area. There are doors leading out to the garden and the kitchen is fitted with an excellent range of units, luxury worksurfaces, a breakfast bar and a selection of integrated appliances. Completing the ground floor is a useful utility and a cloakroom/wc. On the first floor the main bedroom has a contemporary en-suite shower room/wc, there are three further bedrooms and a high quality family bathroom/wc with an integrated TV. Externally there is a driveway providing off street parking, a single integral garage and to the rear a wonderful, generous landscaped garden with a lawn and patio areas. The property occupies a cul-de-sac position within this attractive modern development, well positioned for local amenities as well as offering links to major road connections. Early viewing is essential, to appreciate this sensational home!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Entrance Hall



Staircase to first floor and radiator.

### Lounge 13'2" x 10'5"



Double glazed window to front, radiator and superb media wall with inset contemporary fire.

### Dining Room 10'7" x 9'9"



Double glazed window to front and radiator.

### Breakfasting Kitchen & Family Area 20'2" x 9'4"



Fitted with an excellent range of contemporary wall and base units with luxury work surfaces over incorporating a sink unit, integrated appliances include an oven, induction hob, dishwasher, fridge freezer and wine cooler, spotlights, double glazed window to rear, double glazed door to rear garden and tall radiator.

### Utility 6'0" x 5'1"



Wall and base units with luxury work surface over, spotlights and space for washing machine. External door to rear garden.

### Cloakroom/WC



Low level WC and mini washbasin set into vanity unit, part tiled walls and double glazed window.

### First Floor Landing



Double glazed window to side and built in cupboard.

### Bedroom 1 11'6" x 10'10"



Double glazed window to rear, radiator and door to en-suite.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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

# MAIN ROOMS AND DIMENSIONS

## En-Suite



Low level WC, washbasin set into vanity unit and step in shower cubicle with digital power massage shower, feature radiator, spotlights, part tiled walls and double glazed window.

## Bedroom 2 11'3" x 8'2"



Double glazed window to front, fully fitted wardrobes with hanging rails, shelving and drawers with internal lighting, and radiator.

## Bedroom 3 9'9" x 9'1"



Double glazed window to front and radiator.

## Bedroom 4 7'8" x 7'10"



Double glazed window to front and radiator.

## Bathroom



Stunning luxury suite comprising of low level WC, washbasin set into vanity unit and bath, integrated TV, ladder style radiator, spotlights, attractive tiled walls and floor with under floor heating and double glazed window.

## Outside



To the front of the property there is a low maintenance garden with driveway providing off street parking access to single garage, whilst to the rear there is a fabulous generous landscaped garden with a lawned area, large patio, electric points and external hot/cold water tap. The summerhouse is available to purchase at an additional cost - please contact the office for further information.

## 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

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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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

# MAIN ROOMS AND DIMENSIONS

their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

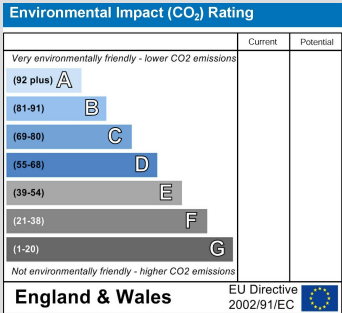
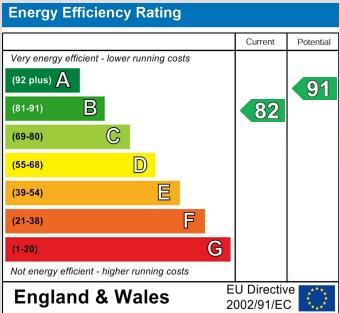
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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](http://www.peterheron.co.uk) or call 0191 510 3323

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

