









A stunning dormer bungalow, significantly remodelled and extended to an exceptional standard within this sought-after area of East Herrington. The impressive, stylish accommodation is laid out over two floors and is accessed via an attractive hall with bespoke staircase to the first floor. To the front there is a superb 18ft lounge whilst to the rear is a fabulous open plan living, dining and kitchen area with bi-fold doors leading out to the garden. The kitchen is fitted with an excellent selection of contemporary units, luxury worksurfaces, an island with a breakfast bar and a selection of integrated appliances. There is a useful utility, two double bedrooms, both with fitted wardrobes and a modern bathroom/wc completing the ground floor accommodation. To the first floor there is a double bedroom with fitted wardrobes, a versatile room currently used as a dressing area and there is an exceptional shower room/wc. Externally there is a block-paved driveway to the front and to the rear a beautiful, landscaped garden with a lawn, decked area and tiled patio. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. Early viewing is essential to appreciate this sensational property.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Entrance Hallway



Attractive hallway with feature panelled wall, tall radiator and a superb staircase leading up to the first floor.

### Lounge 18'1" x 10'11" into alcove



This superb room has a double glazed window to the front, two radiators and a feature media wall.

### Open Plan Kitchen, Living And Dining Area



This stunning open plan space features a living, dining and kitchen area and has fabulous double glazed bi folding doors leading out to the rear, the kitchen is fitted with a contemporary range of units with luxury work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a double oven, induction hob, fridge, a freezer and a dishwasher, there is a tiled floor, four radiators, a double glazed patio door leading out to the rear, a double glazed window, there is a media wall and a door to the utility.

### Living And Dining Area 22'3" narrowing to 20'4" x 13'3" + 14'3" x 13'11"



### Utility 7'3" x 5'6" max measure inc fitted storage

This useful area has space provided for the inclusion of a washing machine, there is a storage area with sliding doors, a radiator, door providing access to the front of the property and there is a wall mounted boiler.

### Bathroom



Contemporary suite with a low level WC, wash hand basin set into vanity unit and a spa style bath with shower attachment, there is a tiled floor, part tiled walls, a radiator, and a double glazed window.

### Bedroom 2 9'10" x 10'1" max measure inc fitted robes



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

### Bedroom 3 14'1" max inc fitted robes x 7'6"



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

### First Floor Landing



With a double glazed window and a radiator, attractive landing area provides doors leading off to bedroom one, shower room and the dressing room/store room.

### Bedroom 1 10'7" not inc fitted robes x 10'1"



With a double glazed window to the rear, radiator and fitted mirror fronted sliding door wardrobes.

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# MAIN ROOMS AND DIMENSIONS

## Dressing Room/Store Room



This versatile space is currently used as the dressing room and has a fitted hanging rail.

## Shower Room



A fabulous contemporary suite with low level WC, wash hand basin set into vanity unit and walk in shower with mains fed shower, there are fitted matching storage units, a tiled floor, part tiled walls, radiator and a double glazed window.

## Outside



To the front of the property there is a block paved driveway providing off street parking and there is also a small artificial grass area, whilst to the rear there is a superb garden with a lawned area, decking and a tiled patio area.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 30/09/1961, with 936 years remaining, and the Ground Rent is £6.30 per annum.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band C.

## Important Notice Part 1

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.

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.

## Important Notice Part 2

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.

## 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](http://peterheron.co.uk)

## Opening Times

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

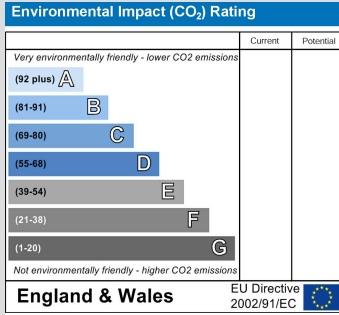
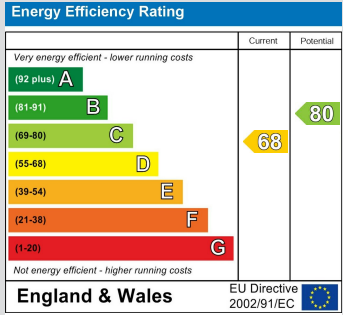
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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# MAIN ROOMS AND DIMENSIONS

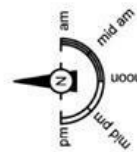


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Ground Floor  
Approximate Floor Area  
(107.99 sq.m)



First Floor  
Approximate Floor Area  
(32.04 sq.m)

10 Warwick Drive