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Brookfield Gardens, Ashbrooke, Sunderland

£425,000









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This impressive five bedroom end terrace town house is one of the larger style homes within this small, exclusive private gated development in this leafy area of Ashbrooke. The property occupies a larger than average plot within the development, enjoying wonderful views to the rear overlooking Back House Park and a superb aspect to the front looking out over the beautifully maintained gardens. Internally the immaculately presented accommodation is access via an impressive reception hall with Karndean flooring, staircase to the first floor and a cloakroom/wc. There is a fabulous open plan dining kitchen and family room, fitted with an excellent range of quality units, granite worksurfaces and integrated appliances. On the first floor there is a magnificent 20ft lounge with doors leading out to a balcony that overlooks the rear garden and the park beyond. There is a modern shower room/wc and a bedroom, currently utilised as a home office. To the second floor is a fabulous master bedroom with fitted wardrobes and a luxury en-suite bathroom/wc, incorporating a shower cubicle and another double bedroom with an en-shower room/wc. On the top floor there are two further bedrooms, one with an en-suite shower room/wc. Externally there is a block paved driveway at the front that leads down at the side of the house, offering additional off street parking and there is an integral garage with remote control access door, whilst to the rear is a low maintenance garden with a patio and decked area. This secluded, yet convenient location is ideally placed for local amenities, well regarded schools, shopping facilities and also for access into Sunderland City Centre and transport connections. We have no hesitation in recommending a detailed inspection to fully appreciate this outstanding home.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door into

### Reception Hall

Spacious reception hall, with Karndean flooring, staircase to the first floor, radiator, built in storage cupboard and an additional fitted storage unit with sliding doors. Doors lead off to the cloakroom/WC, garage and open plan dining kitchen and family room.

### Cloakroom/WC

### Open Plan Dining Kitchen And Family Area 20'11" x 15'2" extending into 22'7"



A fabulous open plan space, the kitchen area is fitted with a range of high quality wall and base units, granite work surfaces over incorporating an inset 1/2 bowl sink unit, and there is a matching island with breakfast bar, integrated appliances include twin electric ovens, microwave, gas hob, wine cooler, dishwasher, washing machine and a tumble drier, space has also been provided for the inclusion of an American style fridge freezer, Karndean flooring, window to the rear and patio style door to the rear garden, radiator.

### First Floor Landing

With a radiator, the staircase continues to the top floor and there are doors leading off to the lounge, shower room and bedroom five.

### Lounge 20'11" x 17'5"



This impressive and generously proportioned room has a patio style door leading out onto the balcony providing a delightful aspect over the garden and park beyond, there is a window to the rear and two radiators.

### Balcony



### Bedroom 5/Study 14'7" x 12'3"



This bedroom is currently been utilised as a home office and has a double glazed window to the front and a radiator.

### Shower room/WC



Low level WC, pedestal wash hand basin and step in

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# MAIN ROOMS AND DIMENSIONS

shower cubicle with mains fed shower, attractive part tiled walls, tiled floor, chrome ladder style radiator and a window.

## Second Floor Landing

With a radiator and staircase continuing to the top floor with under stair storage cupboard, doors lead off to the master bedroom and bedroom two.

**Master Bedroom 20'7" max inc fitted robes x 14'9" no inc recess**



This spacious room has two double glazed windows to the rear providing superb views over the park, there are two radiators, fitted wardrobes with matching dressing table and drawer units, the door connects through to the en suite.

## En- Suite

Low level WC, wash hand basin set into vanity unit, and a step in shower cubicle with mains fed shower and a bath, there are tiled walls and floor.

**Bedroom 2 11'0" x 10'7"**

A window to the front with views over the delightful communal grounds, there is a radiator and door to the en-suite.

## En-Suite

With a low level WC, wash hand basin and step in shower cubicle with mains fed shower, tiled floor and part tiled walls, chrome ladder style radiator and a window.

## Top Floor Landing

Two Velux windows providing generous natural light, there are doors to bedrooms three and four.

**Bedroom 3 20'0" x 13'1" aprox to sloping ceiling**



A French style door with Juliet balcony to the rear providing superb elevated views over the park, there are two radiators, two Velux windows, a built in storage cupboard and a door to the en-suite.

## En-Suite



Low level WC, wash hand basin and step in shower cubicle with mains fed shower, tiled walls and floor, chrome style radiator.

**Bedroom 4 12'1" x 6'6" no inc recess**

Velux window, radiator and built in cupboard.

## Outside



There is a block paved driveway to the front that goes around to the side of the house providing generous off street parking, whilst to the rear there is an attractive low maintenance garden with paving and a decked area.

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# MAIN ROOMS AND DIMENSIONS

## Garage

An integral single garage with remote control access door, the garage benefits from powered lighting and a door to the reception hall.

## Council Tax Band

The Council Tax Band is Band E

## Tenure Freehold

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

## Committee Payment

We have been advised that the residents of Brookfield Gardens pay a monthly charge of £30 towards gardens and maintenance etc.

## 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:-

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## 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

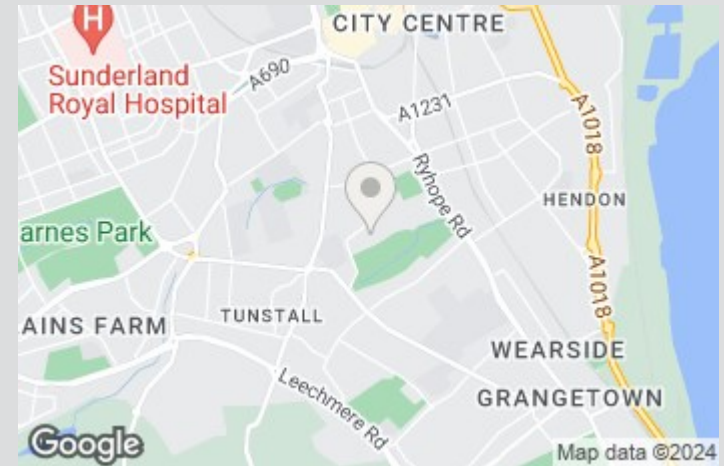
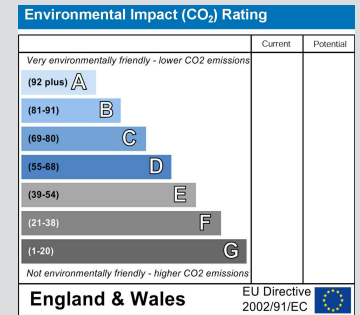
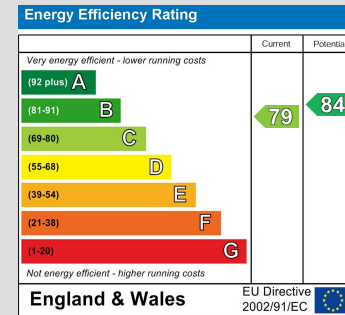
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

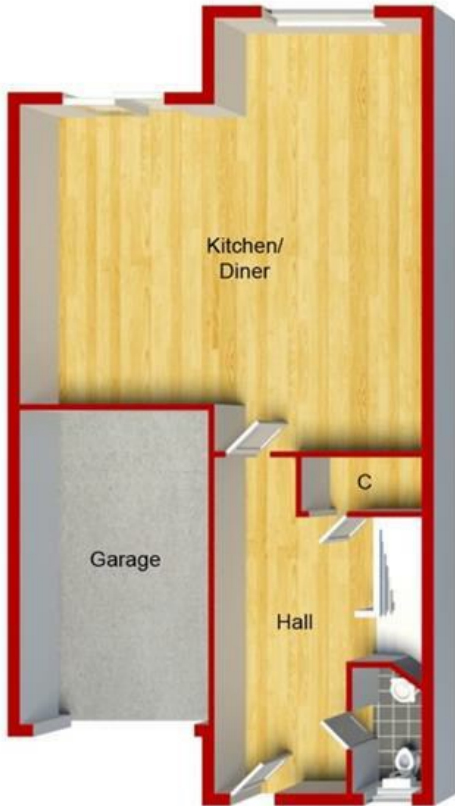
## Ombudsman

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



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Ground Floor  
Approximate Floor Area  
(71.35 sq.m)



First Floor  
Approximate Floor Area  
(65.15 sq.m)



Second Floor  
Approximate Floor Area  
(65.15 sq.m)



Third Floor  
Approximate Floor Area  
(52.03 sq.m)

