









An extended four bedroom link-detached house with a stunning, stylish contemporary interior, occupying a pleasant cul-de-sac position within this popular residential area. Internally the immaculate accommodation is accessed via an entrance hall with a cloakroom/wc and staircase to the first floor. There is an attractive lounge to the front with wood burning stove and to the rear, a fabulous open plan living, dining and kitchen area, fitted with an excellent range of units, island and French doors to the rear garden. To the first floor there is a master bedroom with vaulted ceiling and en-suite shower room, three further bedrooms and a superb modern family bathroom/wc, incorporating a shower cubicle. There is a generous resin driveway to the front and to the rear a low maintenance, landscaped garden. This convenient location provides easy access to local amenities, shops and schools as well as links to Sunderland City Centre and Doxford International Business Park as well as offering connections to major road links including the A19. A detailed inspection is essential to appreciate this exceptional home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a double glazed entrance door to

## Entrance Hall

Radiator, staircase to first floor.

## Cloakroom/WC



Low level WC and mini washbasin, radiator, tiled walls and double glazed window.

## Lounge 15'7" x 13'2" into alcoves



Double glazed bow window to front, wood burning stove, radiator and access through to open plan living/dining and kitchen area.

## Living/Dining & Kitchen Area 19'7" extending to 21'8" x 19'4" plus 16'0" x 7'8"



This stunning open plan living/dining and kitchen area with double glazed French door leading out onto the rear garden. Double glazed window to rear, two radiators and an inset contemporary fire.

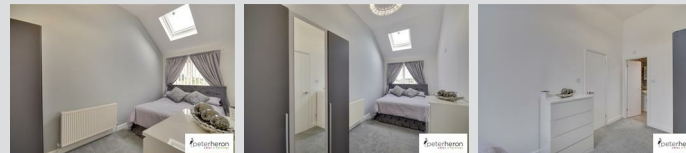
## Kitchen Area



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and hob, space for washing machine, tumble dryer, fridge freezer, fabulous island with breakfast bar and Resin work surface.

## First Floor Landing

## Bedroom 1 17'9" x 7'2"



The rooms features a vaulted ceiling with skylight window, double glazed window to front, radiator and door to en-suite.

## En-Suite



Washbasin set into vanity unit and step in shower cubicle with main shower over, radiator and double glazed window.

## Bedroom 2 13'7" x 9'2"



Double glazed window to front, radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 11'5" x 8'0"



Double glazed window to rear, radiator.

## Bedroom 4 8'2" x 6'11"



Maximum measurements including stair head area, double glazed window to front and radiator.

## Bathroom



Superb modern suite comprising of a low level WC, washbasin set into vanity unit, bath and step in shower cubicle with mains shower, attractive tiled walls and floor, chrome ladder style radiator and double glazed window.

## Outside



Spacious Resin driveway to the front providing ample off street parking, whilst to the rear there is an excellent landscaped low maintenance garden with decking and artificial grass.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

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

## 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

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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

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# MAIN ROOMS AND DIMENSIONS

## Fawcett Street Viewings

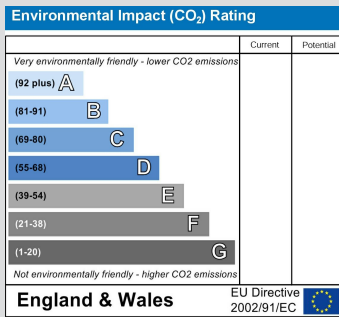
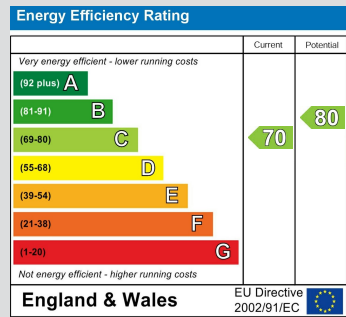
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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Ground Floor  
Approximate Floor Area  
(82.79 sq.m)



First Floor  
Approximate Floor Area  
(55.56 sq.m)

