









A stunning four bedroom detached house with a fabulous contemporary interior, occupying a delightful cul-de-sac position within this highly sought-after development, known as Potters Hill. The stylish accommodation on the ground floor is accessed via an impressive reception hall with a cloakroom/wc and staircase to the first floor. There is an attractive lounge to the front with a box bay window and to the rear a superb dining kitchen, fitted with an excellent range of units, a selection of integrated appliances, a useful utility cupboard and French doors leading out onto the patio. To the first floor there is a master bedroom with en-suite shower room/wc, three further bedrooms (two with fitted wardrobes) and a family bathroom/wc. Externally there is a garden to the front with a double width driveway, an integral garage, side access and a lawned garden to the rear with a small patio area. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. Viewing is essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

### Reception Hall



Impressive hallway with staircase to first floor and radiator.

### Cloakroom/WC



Low level WC and pedestal washbasin, chrome ladder style radiator, part tiled walls and extractor fan.

### Lounge 17'8" into bay x 11'0"



Double glazed box style bay window to front and a radiator.

### Dining Kitchen 16'4" x 12'9" maximum



This superb open plan dining kitchen fitted with a range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an AEG electric double oven, there is an induction hob, fridge, freezer and a dishwasher, double glazed window to rear, double glazed French door leading out into rear patio area, radiator and a useful built in utility cupboard providing space for the inclusion of a washing machine and tumble dryer.

### First Floor Landing



Spacious landing with a built in storage cupboard and radiator.

### Bedroom 1 13'8" into bay x 11'0"



Double glazed box style bay window to front, radiator and door to en-suite.

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# MAIN ROOMS AND DIMENSIONS

## En-Suite Shower Room



Fitted with a contemporary suite comprising of a low level WC, washbasin and step in shower cubicle, double glazed window and part tiled walls.

## Bedroom 2 12'9" x 8'1" not including robes



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

## Bedroom 3 10'4" x 7'10"



Double glazed French door to front with Juliet Balcony, radiator.

## Bedroom 4 11'6" not including robes x 7'11"



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

## Family Bathroom



Modern suite with low level WC, washbasin and bath, chrome ladder style radiator and double glazed window.

## Outside



Garden to the front with a double width driveway providing access to the integral single GARAGE, useful side access and to the rear an attractive garden laid mainly to lawn with a small patio area.

## Council Tax Band

The Council Tax Band is Band D.

# MAIN ROOMS AND DIMENSIONS

## 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 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

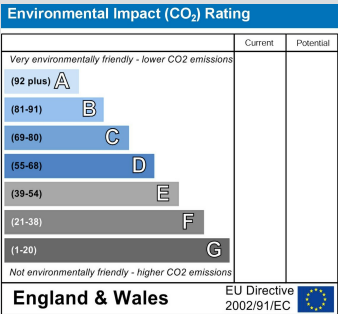
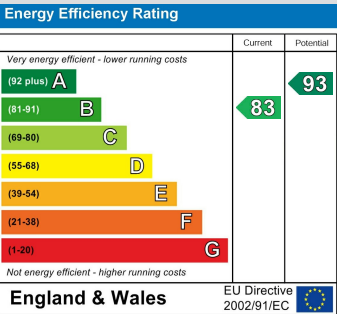
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



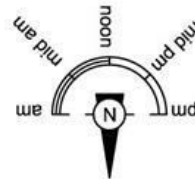
Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323



Ground Floor  
Approximate Floor Area  
(49.38 sq.m)



First Floor  
Approximate Floor Area  
(63.25 sq.m)



15 Elder Rise