

An exceptional, extended four bedroom semi-detached house with a stunning, stylish interior, situated in this sought after residential area. Internally the impressive accommodation is accessed via reception hall with a useful cloaks cupboard and bespoke staircase to the first floor with glass feature insert. There is a superb 24ft lounge with a bay window to the front-end a multi fuel burning stove. To the rear of the property is a fabulous open plan kitchen, dining and family area with a roof lantern, wood burning stove and two sets of bi-fold doors. The kitchen is fitted with an excellent range of units and a selection of integrated appliances. From the kitchen there is access to a lobby that has doors connecting off to a utility and cloakroom/wc. On the first floor there is a master bedroom with a luxury en-suite shower room, three further bedrooms and a contemporary family bathroom/wc. Externally there is a lawned garden and a block-paved driveway providing off street, an integral garage and to the rear a low maintenance, landscaped garden with artificial grass and attractive decking. Features of note include double glazing and gas central heating to radiators. This convenient location offers easy access to local amenities, shops and schools as well as providing links to Sunderland City Centre and to major road connections. We highly advise arranging an early viewing, to avoid disappointment and to appreciate the quality of accommodation this outstanding home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double composite entrance doors leading to the

Hallway



Impressive hallway with a superb feature staircase to the first floor with glass insert, there is a radiator, a useful cloaks cupboard and doors leading off to the lounge and open plan kitchen, dining and family area.

Lounge 24'3" into bay x 13'10" into alcove narrowing to 1



This superb and spacious room has a double glazed bay window to the front, two radiators and the focal point of the room is a superb multi fuel burning stove.

Open Plan Kitchen, Dining And Family Area 15'7" x 6'7"



A stunning open plan kitchen, dining and family area fitted with an excellent range of contemporary units with work surfaces over, incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a Bosch electric oven, a

Bosch electric hob with a extractor over and there is an integrated microwave, space has been provided for the inclusion of an American style fridge freezer, there is tall feature radiator, a further standard radiator, two sets of double glazed bi-fold doors leading out to the rear of the property, double glazed windows to the side and rear, a fabulous roof lantern and a wood burning stove, a door leads through to the lobby.

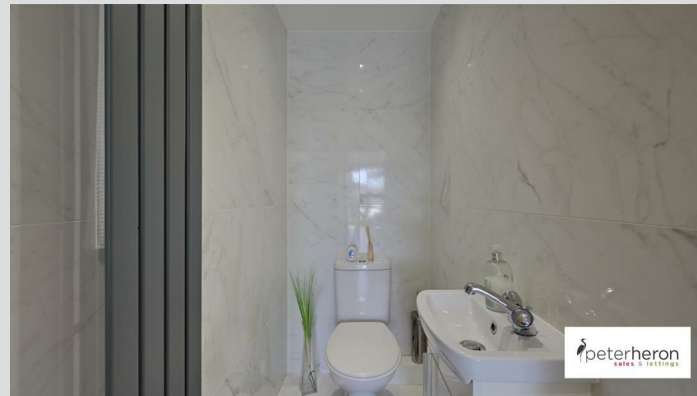
Family Area 11'6" x 13'2"

Dining Area 6'7" x 8'3"

Lobby

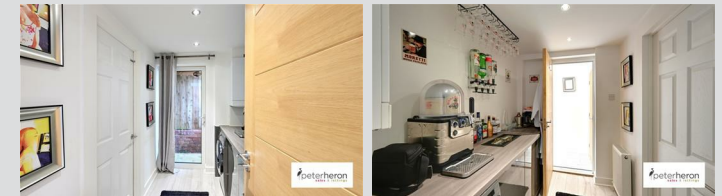
With doors leading off to the utility and the cloakroom/WC.

Cloakroom/WC



Low level WC, mini wash hand basin, there is a radiator, tiled walls and floor.

Utility 5'9" x 7'5"



With fitted base units with work surface over, space has been provided for the inclusion of a washing machine, there is wall mounted boiler, a radiator and a double glazed door providing access to the side of the house.

First Floor Landing



With a tall double glazed window and doors connecting off to the four bedrooms and family bathroom.

Bedroom 1 11'10" x 11'6"



With a double glazed window to the front, radiator and a door to the en suite.

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MAIN ROOMS AND DIMENSIONS

En Suite



A stunning luxury en suite with low level WC, pedestal wash hand basin and a shower cubicle with mains fed shower, there are tiled walls and floor, a tall radiator and a large double glazed window.

Bedroom 2 13'2" into bay x 12'4"



Double glazed bay window to the front and a radiator.

Bedroom 3 12'3" x 11'3"



Double glazed window to the rear and a radiator.

Bedroom 4 8'0" x 7'6"



Double glazed window to the front and radiator.

Bathroom



An impressive family bathroom fitted with a modern suite comprising of a low level WC, wash hand basin and a bath with shower attachment, there are attractive tiled walls and floor, a tall radiator and two double glazed windows.

Outside



To the front of the property there is a block paved driveway providing off street parking, a lawned garden and there is the benefit of an EV charger, at the rear there is a superb landscaped garden with artificial grass and attractive decking.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band D.

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MAIN ROOMS AND DIMENSIONS

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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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

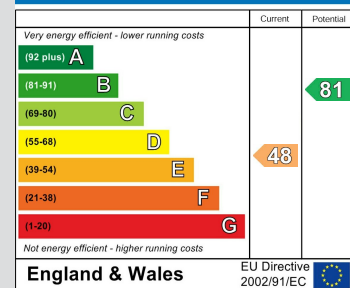
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

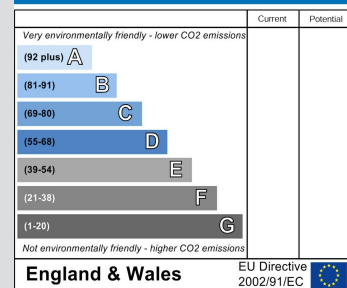
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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