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sales & lettings





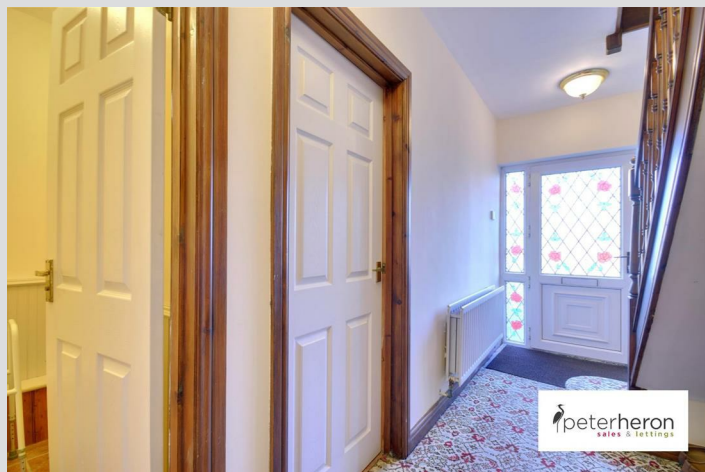
This substantial four bedroom, three storey individually built detached home, enjoys a commanding position within this small, exclusive development. The property has great flexibility and offers fantastic potential, providing great scope for a new owner to upgrade to their requirements. Internally the accommodation is accessed at ground floor level via a reception hall with a cloakroom/wc, utility and staircase leading up to the first floor. On the first floor there is an open plan sitting area, spacious lounge with doors out to a balcony area, dining room, breakfasting kitchen and a conservatory. To the top floor there are four well-proportioned bedrooms, two with en-suite shower room/wc's and a main family bathroom with 'Jack & Jill' access from bedroom one. Externally there is a garden to the front with a block-paved driveway providing off street parking and access to the large integral garage, a useful side access and to the rear, a generous garden, laid mainly to lawn with a patio and mature planting. We highly advise arranging a detailed inspection to fully appreciate the location and spacious rooms this wonderful home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a double glazed entrance door to

### Reception Hall



With a radiator, staircase to the first floor and doors connecting off to the cloakroom/WC and the utility.

### Cloakroom/WC

Low level WC and a mini wash hand basin.

### Utility 10'1" x 5'8"

Fitted with a base unit with a sink and drainer unit over, space has been provided for the inclusion of a washing machine and a tumble drier, there is a double glazed window to the front.

## First Floor

### Open Plan Landing/Sitting Area 16'5" x 9'6" no inc staircase area



This versatile space has a double glazed window to the front, radiator and doors connecting of to the inner hall and double doors to the dining room.

### Inner Hall

With a staircase to the top floor, doors connecting off to the lounge and kitchen diner.

### Lounge 16'7" x 15'10"



This spacious room has a double glazed door leading out onto the balcony area, double glazed windows, two radiators and a built in cupboard.

### Dining Room 14'8" x 12'8"



Double glazed door to the conservatory, radiator and doors connecting through to the kitchen/diner.

### Kitchen/Diner 15'9" x 13'1"



Fitted with wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a double oven, hob and fridge, space has been provided for the inclusion of a freezer and dishwasher, there is a radiator, double glazed door to the garden and a double glazed window to the rear.

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# MAIN ROOMS AND DIMENSIONS

## Conservatory 18'0" x 10'2"



This delightful conservatory has two double glazed doors leading out to two separate patio areas, double glazed windows overlooking the garden and a radiator.

## Top Floor Landing



Double glazed window to the side, a radiator and built in cupboard, doors lead of to the four bedrooms and family bathroom.

## Bedroom 1 15'8" x 11'9" max measure inc fitted robes



Double glazed window to the rear, radiator, fitted wardrobes and a door to the Jack and Jill family bathroom.

## 'Jack and Jill' Family Bathroom



A spacious family bathroom that can be accessed from both the main landing and from bedroom one, four piece suite with a low level WC, pedestal wash hand basin, corner bath and a step in shower cubicle with mains fed spa style shower, there is a tiled radiator, tiled walls and floor.

## Bedroom 2 13'5" no inc robes x 9'8"



Double glazed window to the front, radiator, fitted wardrobes and a door to the en-suite.

## En-Suite



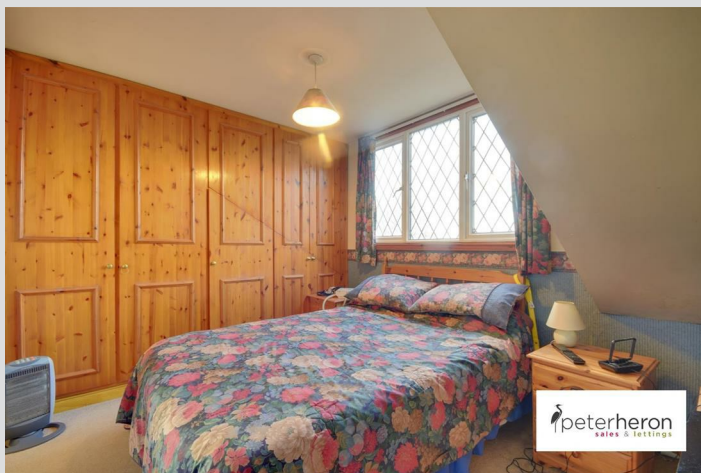
Low level WC, pedestal wash hand basin and step in shower cubicle with mains fed shower, there is a radiator, double glazed window.

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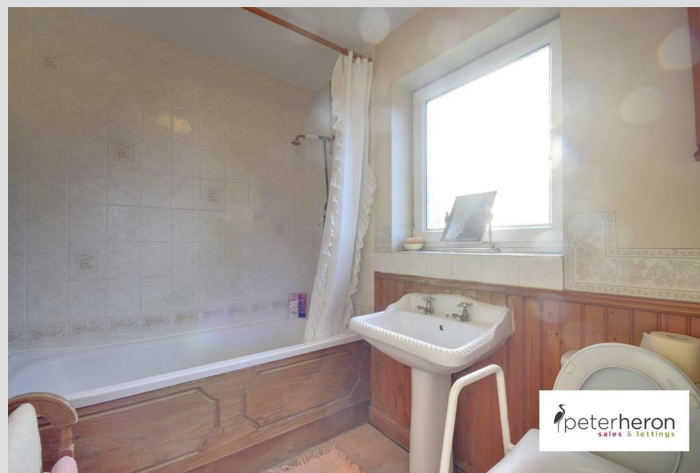
# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 10'5" not inc robes x 9'2"



Please note restricted head height to one area. Double glazed window to the front, radiator, fitted wardrobes and a door to the en-suite.

## En-Suite



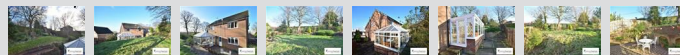
Low level WC, pedestal wash hand basin, panel bath with mains fed shower over, there is a radiator and a double glazed window.

## Bedroom 4 12'8" x 10'0"



Double glazed window to the rear and a radiator.

## Outside



To the front of the property there is a lawned garden, block paved driveway providing off street parking and access to

the generous integral garage, there is a side access and whilst to the rear there is a delightful mature garden laid mainly to lawn with patio area and established planting.

## Council Tax Band

The Council Tax Band is Band F

## 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.

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# MAIN ROOMS AND DIMENSIONS

## 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

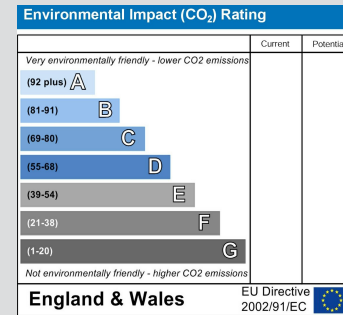
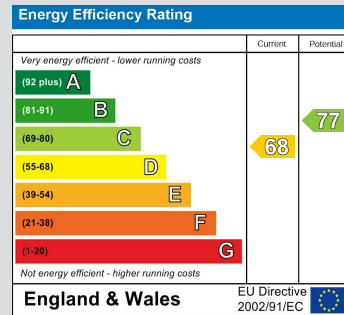
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

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