









An impressive architect designed four bedroom detached home, occupying a superb position, set back from the road on The Cedars within the Ashbrooke conservation area. Internally the property is accessed via a generous reception hall with parquet flooring, cloakroom/wc and staircase to the first floor. There is a spacious lounge overlooking the rear garden, a small sun room with sliding door to the patio, separate dining room, study, a breakfasting kitchen and a utility. On the first floor the landing has useful built in storage cupboards, loft access hatch and doors connecting off to the master bedroom with en-suite shower room/wc, three further bedrooms and a family bathroom/wc. The property is approached via shared private lane from The Cedars, on to a private gravelled driveway, providing off street parking and access to the double garage. To the rear there is a delightful garden laid mainly to lawn with a patio area and established planting. This location is ideal for local amenities, shops and schools as well as offering excellent links to Sunderland City Centre and transport connections to wider parts of the region. A wonderful individual home that we highly recommend arranging a detailed inspection of to fully appreciate.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via timber entrance door to

Entrance Lobby

Inner part glazed door connecting through to

Reception Hall



Impressive hallway with attractive parquet flooring, cloaks cupboard, staircase to first floor with built in understairs cupboard.

Cloakroom/WC



Low level WC, mini washbasin, radiator and timber framed double glazed sealed unit window.

Lounge 18'5" x 14'2"



Box style bay to the rear with timber framed double glazed sealed unit windows providing a pleasant aspect over the rear garden, parquet flooring, radiator, feature fireplace and a glazed door to the sun room and a further door to dining room.

Sun Room 8'4" x 4'8"



UPVC double glazed patio style door leading out onto patio, UPVC double glazed windows and a tiled floor.

Dining Room 15'0" x 10'11"



Timber framed double glazed sealed unit window to rear overlooking the garden, parquet flooring and a radiator.

Study 11'4" x 10'1"



Timber framed double glazed sealed unit window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Breakfasting Kitchen 11'5" x 11'8" extending to 14'11" into recess



Fitted with a range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker and dishwasher, built in cupboard, radiator, wall mounted boiler, timber framed double glazed sealed unit windows to front and side, door to utility.

Utility 9'7" x 9'5"



Wall and base units with work surfaces over incorporating sink and drainer unit, space for fridge freezer, washing machine and tumble dryer, radiator, timber framed double glazed sealed unit window to side and a door to garage.

First Floor Landing



Spacious landing with a tall timber framed double glazed sealed unit window with leaded glass detailing to the half landing area, radiator and three useful built in storage cupboards.

Bedroom 1 15'8" into dormer but not inc robes x 11'3" not in



Timber framed double glazed sealed unit window to rear overlooking the garden, radiator, fitted sliding door wardrobes and a door to en-suite.

En-Suite



Low level WC, pedestal washbasin, step in shower cubicle with mains shower, tiled walls, timber framed double glazed sealed unit window.

Bedroom 2 11'8" x 11'4"



Timber framed double glazed sealed unit window to rear overlooking the garden, radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 11'6" x 11'9"



Timber framed double glazed sealed unit window to front, radiator.

Bedroom 4 10'2" x 7'0"



Timber framed double glazed sealed unit window to front, radiator.

Bathroom



Low level WC, pedestal washbasin, bidet and bath with shower attachment, radiator, timber framed double glazed sealed unit window and tiled walls.

Front Exterior



The property is approached via a private shared access lane from The Cedars leading down to the property where there is a gravelled driveway providing off street parking and access to the GARAGE.

Rear Exterior



At the rear of the property there is a delightful garden laid mainly to lawn with a patio and established planting.

Garage 19'2" wide x 17'0" long

Double garage with twin up and over access doors, door to utility room and double timber doors providing access to the side of the property.

Council Tax Band

The Council Tax Band is Band E.

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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:-

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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

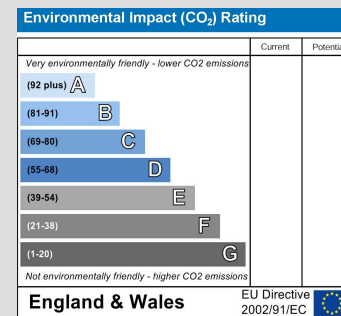
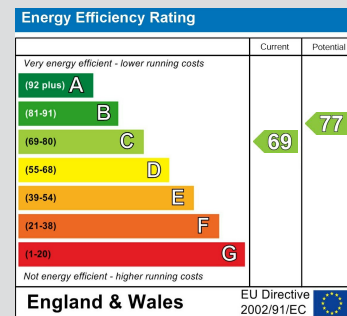
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

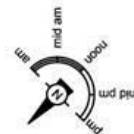


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Ground Floor
Approximate Floor Area
(101.73 sq.m)



First Floor
Approximate Floor Area
(85.66 sq.m)