









A most impressive, extended detached home within this small, exclusive development. The beautifully appointed accommodation is accessed via a superb reception hall with staircase to the first floor and a cloakroom/wc. There is a superb lounge, opening through to a fabulous, contemporary garden room overlooking the garden, a dining room and a breakfasting kitchen fitted with an excellent range of units, granite worksurfaces and a selection of integrated appliances. From the kitchen there is access to a useful utility. On the first floor is a master bedroom with en-suite shower room/wc, two further well-proportioned bedrooms and a modern family bathroom/wc. To the front of the property is a garden with driveway providing off street parking and access to the double garage with twin access doors whilst to the rear is a wonderful mature garden with a lawn, patio and established borders. This popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Available with no upper chain involved, we advise early viewing, to avoid disappointment and to fully appreciate this fabulous home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door with stain/lead detailing to

Reception Hall



Staircase to first floor and radiator.

Cloakroom/WC



Low level WC and washbasin, radiator.

Lounge 16'3" into alcove x 10'9"



Feature fireplace with living flame effect gas fire, radiator, double doors leading through to breakfasting kitchen, access to dining room and also the room opens through into garden room.

Dining Room 9'9" x 9'4"



Window to front, radiator and access through into the lounge.

Garden Room



This impressive room has tall double glazed windows overlooking the gardens, tiled floor, double glazed French door leading out onto patio and a radiator.

Breakfasting Kitchen 16'3" x 12'0"



Fitted with a range of modern wall and base units with granite work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include double electric oven, gas hob with extractor over, fridge and freezer. Window to rear overlooking the gardens, radiator, glazed door to patio and a door to utility.

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MAIN ROOMS AND DIMENSIONS

Utility 7'1" x 6'9"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, space for washing machine and slimline dishwasher, radiator and window. Door to garage.

First Floor Landing



Window to front.

Bedroom 1 16'2" max x 11'9" max including fitted furniture



Window to rear providing superb far reaching views, radiator and fitted wardrobes and a dressing table.

En-Suite



Low level WC with concealed cistern, washbasin set into vanity unit and walk in shower with mains shower over, ladder style radiator and window.

Bedroom 2 11'4" x 10'5" not including entrance recess



Window to rear providing far reaching views and a radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 3 11'5" x 8'4"



Currently being utilised as a study and has a feature corner window and a radiator.

Family Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit and P shaped Spa style bath with mains shower over, radiator and window.

Outside



There is a lawned garden to the front with a driveway providing generous off street parking families and access to the garage, whilst to the rear there is a delightful garden with a lawned area, patio and mature planted borders.

Garage 18'1" x 18'1"

With twin access doors, benefiting from power and lighting, wall mounted boiler and a door to the side of the property and an internal door to utility.

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.

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

Visit www.peterheron.co.uk or call 0191 510 3323

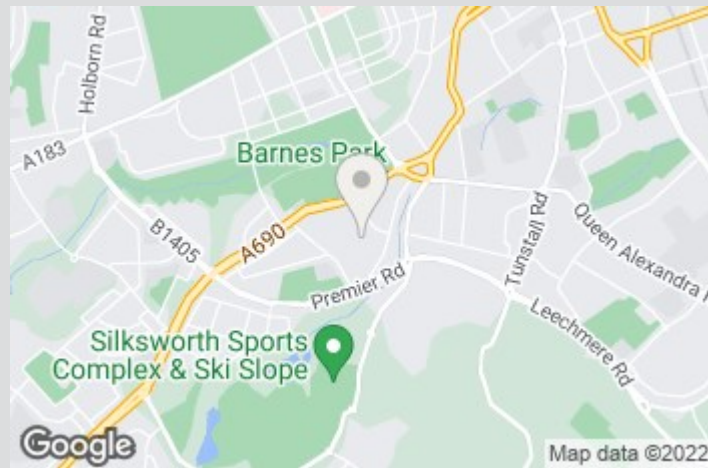
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MAIN ROOMS AND DIMENSIONS

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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