









A substantial four bedroom, three reception room detached bungalow occupying a superb mature plot on this delightful cul-de-sac within the heart of the highly sought after village of Cleadon. The accommodation is all on one level and shows great potential for upgrading and remodelling to suit a new owners' tastes and requirements. Internally there is an entrance lobby, living room, dining room and sitting room, all with vaulted ceilings and large picture windows overlooking the beautiful front garden. There is a versatile room that would make an ideal snug, family room or study, a fitted kitchen and a useful utility. The property provides four well-proportioned bedrooms and two bathroom/wc's. Externally there are wonderful, established gardens to the front and rear, a generous driveway affording ample off street parking and a large garage with remote control access door with attached sun room. This fabulous location is ideally placed for Cleadon Village, shops and schools as well as offering links to road networks to surrounding areas and to wider parts of the region. Representing a rare opportunity to the open marketplace, we highly recommend a detailed inspection to appreciate the location, gardens and potential this home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via timber entrance door to

### Entrance Lobby



### Living Room 20'5" x 12'3" extending to 13'0"



Vaulted ceiling, large double glazed picture window to front overlooking the garden, radiator and the rooms opens through into dining room and door into snug.

### Snug 11'11" x 11'1"



This versatile room would make an ideal snug/family room or study. Roof light and radiator.

### Dining Room 13'1" x 11'11"



Large double glazed picture window to front overlooking the

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# MAIN ROOMS AND DIMENSIONS

garden, vaulted ceiling, radiator and door to sitting. Opening through into inner lobby.

## Sitting Room 15'9" x 13'3"



Large double glazed picture window to front overlooking the garden, radiator and doors to both utility and inner hall.

## Lobby



Radiator and opening through to the kitchen. Door to inner hall.

## Kitchen 14'5" x 8'1"



Fitted wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include double electric oven, electric hob, dishwasher, fridge and freezer. Space for an Aga. Tiled floor and double glazed door to rear garden.

## Utility 6'5" x 5'5"



Fitted base units with work surfaces over incorporating sink and drainer unit, space for washing machine and tumble dryer. Double glazed window and boiler cupboard.

## Inner Hall

# MAIN ROOMS AND DIMENSIONS

**Bedroom 1 15'9" x 12'0"**



Double glazed window to rear overlooking the garden and radiator.

**Second Inner Hall**



Radiator.

**Bedroom 3 11'10" x 8'9"**



Double glazed window to rear and radiator.

**Bathroom**



Low level WC, pedestal washbasin, panel bath with mains shower over, radiator and tiled walls.

**Bedroom 2 12'2" narrowing to 10'2" x 10'2"**



Not including fitted sliding door wardrobes. Double glazed window to side and radiator.

**Bedroom 4 11'10" x 8'11"**



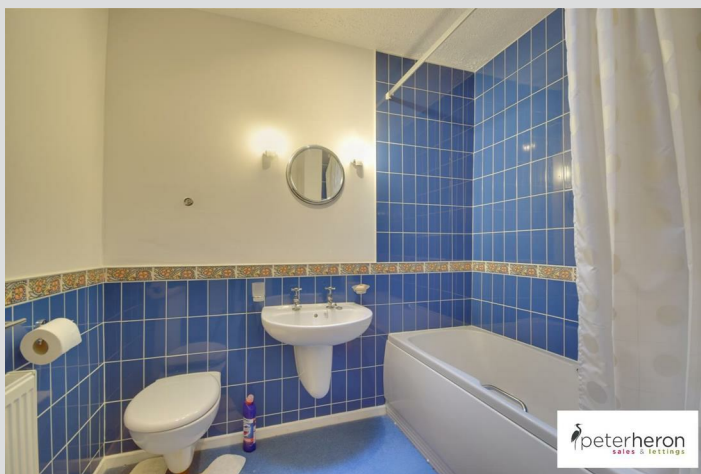
Maximum measurements including fitted wardrobes, double glazed window to rear.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom 2



Low level WC with concealed cistern, washbasin and panel bath with mains shower over, part tiled walls and radiator.

## Outside



Delightful mature gardens to the front and rear of the property with lawned areas and established planted borders. There is a generous driveway providing ample off street parking facilities as well as access to the GARAGE.

## Sun Room

Attached to the garage with double glazed patio door and floor to ceiling double glazed windows.

## Garage 26'10" long x 15'10" width

A large garage with a remote control up and over access door.

## 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:-

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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.

## Sea Road Viewings

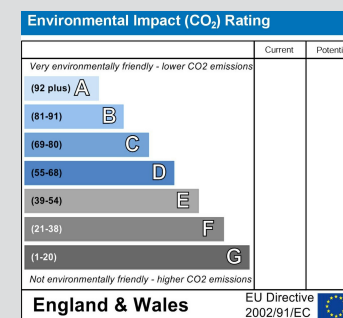
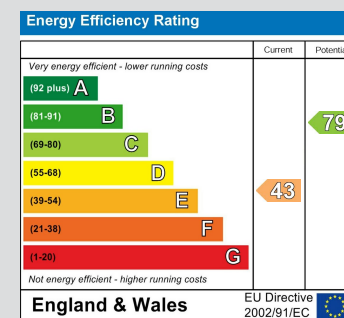
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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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Approximate Floor Area  
(178.16 sq.m)



7 West Farm Road