









A fabulous four bedroom detached house, impressively upgraded to an exceptional standard, providing a stylish interior, occupying an attractive corner plot within the highly sought after Burdon Rise development. The immaculate interior is accessed via a reception hall with a beautiful tiled floor, staircase to the first floor and a cloakroom/wc. There is a superb lounge and a separate dining room, both to the front of the house and to the rear there is a stunning open plan kitchen, dining and family area, spanning the width of the property. The kitchen is fitted with a range of units, luxury worksurfaces and a selection of integrated appliances. From the kitchen there is access to a useful utility. To the first floor there are four excellent bedrooms, two featuring en-suite shower room/wc's and there is a family bathroom/wc. Externally there is a double length driveway, a single garage and a wonderful, landscaped garden to the rear with a lawn and patio area. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. We highly advise arranging a viewing to appreciate this exceptional home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

### Reception Hall



Beautiful tiled floor, staircase to first floor and radiator. Doors leading off to cloakroom, lounge, dining room and the open plan kitchen/dining and family area.

### Cloakroom/WC

Low level WC with concealed cistern and washbasin, radiator, tiled floor and part tiled walls.

### Lounge 15'1" x 11'9"



This superb room has a double glazed window to front and radiator.

### Dining Room 12'11" x 9'1"



Feature mirrored wall, double glazed window to front and radiator.

### Open Plan Kitchen/Dining and Family Area 28'3" x 10'7" extending to 13'11"



This stunning open plan space incorporates kitchen, dining and family area. Tiled floor, double glazed French doors leading out into the rear garden, double glazed window to rear and tall double glazed feature window to rear, two radiators. Door to utility.

### Kitchen Area



Fitted with an excellent range of contemporary units with luxury work surfaces over incorporating a breakfast bar and inset 1 1/2 bowl sink unit, integrated appliances include an AEG double oven, hob, fridge, freezer, dishwasher and wine cooler.

### Family Area



### Utility 6'2" x 5'2"



Fitted with matching kitchen units and work surface with inset sink unit, integrated washer/dryer, tiled floor and door to the side of the property.

### First Floor Landing



Radiator, built in cupboards and doors leading off to the four bedrooms and bathroom.

### Bedroom 1 16'8" x 11'10"



Double glazed window to front, radiator and door to en-suite.

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# MAIN ROOMS AND DIMENSIONS

## En-Suite



Contemporary suite comprising of low level WC with concealed cistern, washbasin and step in shower cubicle with mains shower, part tiled walls, tiled floor, chrome ladder style radiator and double glazed window.

## Bedroom 2 11'9" maximum including fitted robes x 10'5"



Double glazed window to rear, radiator, fitted wardrobes and door to en-suite.

## En-Suite



Contemporary suite comprising of low level WC with concealed cistern, washbasin and step in shower cubicle with mains shower, part tiled walls, tiled floor, chrome ladder style radiator and double glazed window.

## Bedroom 3 14'5" maximum including fitted robes x 9'4"



Double glazed window to front, radiator and fitted wardrobes.

## Bedroom 4 10'5" not including fitted robes x 9'1"



Double glazed window to rear, radiator and fitted wardrobes.

## Bathroom



Low level WC with concealed cistern, washbasin and panel, part tiled walls, tiled floor, chrome ladder style radiator and double glazed window.

## Outside



Double length driveway located to the side of the property providing off street parking and access to single garage. To the rear of the property there is a delightful landscaped garden with lawn and patio area.

## Council Tax Band

The Council Tax Band is Band B.

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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.

## Estate Charges

We have been advised by our clients there is an estate charge of approximately £235.00 a year.

## Important Notice

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. 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.

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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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

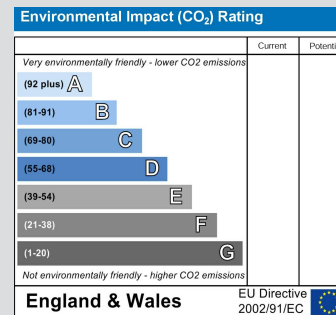
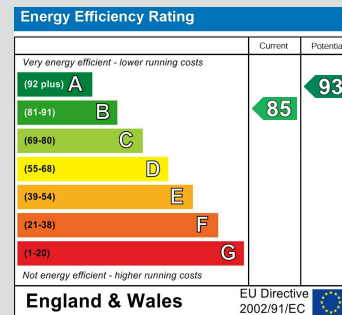
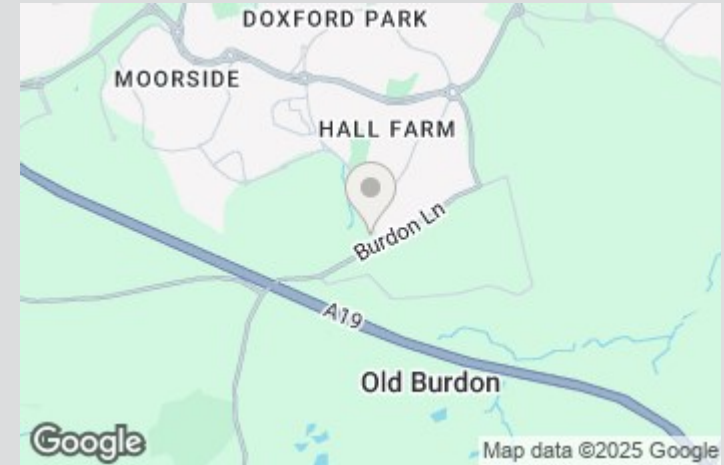
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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