









An extended four bedroom link detached house, providing spacious and well-presented accommodation, occupying a delightful cul-de-sac position within this popular residential area. Internally briefly comprising of an entrance porch, hall with a cloakroom/wc and staircase to the first floor, a generous lounge, conservatory and a superb modern kitchen / diner. To the first floor there are four well-proportioned bedrooms and a family bathroom/wc, incorporating a shower cubicle. Externally there is a block-paved, double width driveway, an integral single garage and to the rear a superb garden with artificial grass, a patio area and planted borders. This ideal location provides access to a range of local amenities as well as providing excellent links to Doxford International Business Park, Sunderland City Centre and major road connections. We highly recommend early viewing, to appreciate the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC double glazed entrance door.

## Entrance Porch

Storage cupboard and UPVC double glazed door to hall.

## Reception Hall



Radiator and stairs to first floor.

## Lounge 21'2" x 12'2"



Double glazed bay window to front elevation, gas fire and

radiator. Double glazed UPVC sliding door to conservatory and door to kitchen.

## Conservatory 10'10" x 10'4"



Double glazed windows and UPVC door to rear.

## Kitchen/Diner 8'5" x 19'1"



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap and breakfast bar. Integrated oven with 5 burner gas hob and cooker hood over and a dishwasher. Space provided for a American style fridge freezer. 2x radiators and door to garage. Double glazed window and UPVC French patio doors to rear.

## Cloakroom/WC



High level WC and washbasin set into vanity unit.

## First Floor Landing



Access point to loft.

## Bedroom 1 21'2" x 8'9"



Double glazed windows to front and rear elevations, 2x radiators and built in wardrobes.

## Bedroom 2 13'1" x 9'6"



Double glazed window to rear elevation and radiator.

## Bedroom 3 7'9" x 9'5"



2x Double glazed windows to rear elevation and radiator.

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## Bedroom 4 7'1" x 9'2"



Double glazed window to rear elevation and radiator.

## Bathroom



High level WC and washbasin set into vanity unit, bath and shower cubicle, heated towel rail and 2x double glazed windows.

## Outside



Garden to front with block paved driveway providing off street parking leading to integral garage. Delightful garden with artificial lawn, planted borders and paved seating areas.

## Garage 17'0" x 8'11"

Access via electric roller shutter door. Wall and base units

with countertops over providing space for washing machine and tumble dryer.

## Council Tax Band

The Council Tax Band is Band D.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

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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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			78
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Approximate total area<sup>(1)</sup>

122.4 m<sup>2</sup>

1317 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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