









A stunning, four bedroom detached home, significantly upgraded to an exceptional standard, to provide a beautiful, "The Pine" house type which has a contemporary interior within the highly sought after Burdon Rise development. The stylish accommodation is accessed via a reception hall with a staircase to the first floor and a cloakroom/wc. There is a 15ft lounge, a separate dining room and a fabulous 28ft open plan kitchen, dining and area to the rear. The impressive kitchen is fitted with an excellent range of quality units, Silestone work surfaces and integrated appliances. From the kitchen there is access to a useful utility room. To the first floor there is a family bathroom/wc and four excellent bedrooms, all with fitted wardrobes and two with en-suite shower rooms/wc. Externally there are attractive gardens, driveway and a garage. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. We highly recommend arranging a viewing to appreciate the quality of accommodation this exceptional home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance door into reception hall.

Reception Hall



Tiled floor, staircase to first floor, understairs storage cupboard and radiator.

Cloakroom WC



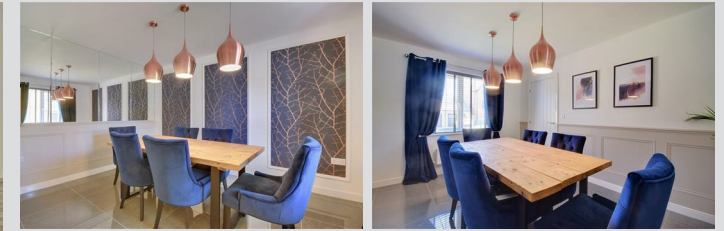
Fitted with low level WC with concealed cistern, wash hand basin, part tiled walls, tiled flooring and radiator.

Lounge 15'7" x 11'8"



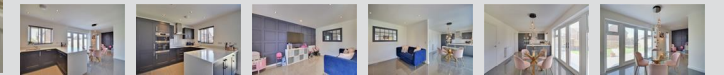
This attractive room has a double glazed window to the front and a radiator.

Dining Room 9'8" x 9'2"



Double glazed window to the front, radiator and tiled floor.

Dining Kitchen and Family Room 28'3" x 10'7" (extending to 13'11")



This stunning open plan space incorporating kitchen, dining and family area. There is a double glazed window to the rear, double glazed French doors leading out to the rear garden and 2 radiators. The kitchen is fitted with an excellent range of contemporary wall and base units with stone work surfaces over incorporating sink unit. Integrated appliances in the kitchen include a double oven, induction hob with extractor chimney over, fridge freezer and a dishwasher. open plan to family room and a door connecting to utility.

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Utility 6'7" x 5'3"



With fitted base units with work surfaces over, tiled flooring, radiator, wall mounted boiler and space for the inclusion of a washing machine.

First Floor Landing



Built-in cupboard, radiators and doors leading off to the bedrooms and bathroom.

Master Bedroom 11'9" x 16'9" (max into fitted wardrobes)



Impressive master bedroom with a double glazed window to the front, radiator and fitted mirror-fronted sliding door wardrobes and interconnecting door to en-suite.

En-Suite



Fitted with low level WC with concealed cistern, wash hand basin and a step-in shower cubicle with a mains head shower. Tiled flooring, part tiled walls, double glazed window and ladder style radiator.

Bedroom 2 11'9" x 10'4" (max into fitted wardrobes)



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

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

En-Suite 2



Fitted with low level WC with concealed cistern, wash hand basin, step-in shower cubicle with a mains head shower, tiled flooring, part tiled walls, ladder style radiator and double glazed window.

Bedroom 3 14'6" x 9'5" (max into fitted wardrobes)



Double glazed window to the front, radiator and fitted wardrobes.

Bedroom 4 10'4" x 9'1" (max)



Double glazed window to the rear, radiator and fitted wardrobes.

Family Bathroom



Fitted with low level WC with concealed cistern, wash hand basin, panelled bath, part tiled walls, tiled flooring, ladder style radiator and double glazed window.

Outside



There are gardens to the front and rear and a driveway providing off street parking and access to a single garage.

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

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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

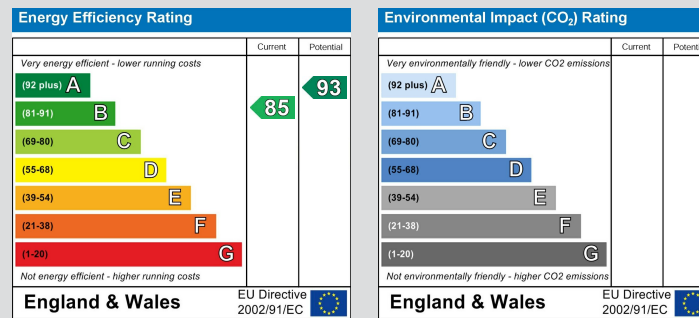
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.



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



Ground Floor



First Floor

89 Leighfield Drive