









An exceptional and stunning three bedroom bungalow, occupying an enviable position at the head of Granby Close, one of the most sought after addresses within this highly regarded area. This beautiful home features a stylish interior with high quality fixtures and fittings and is presented to a most impressive standard throughout. The accommodation is accessed via an entrance vestibule that leads through to an attractive reception hall with staircase to the first floor. At the front of the property there is a wonderful 24ft lounge with a bay window and double doors leading to the garden room that enjoys a pleasant aspect over the rear garden. There is a fabulous dining kitchen fitted with an excellent range of units, granite worktops, feature island unit and hi-end integrated appliances. Completing the ground floor accommodation is a contemporary shower room and a double bedroom with bay window and fitted wardrobes. To the first floor there are two further bedrooms and a modern bathroom. Externally there is a garden to the front with a generous block-paved driveway providing ample off street parking facilities and access to a detached single garage whilst to the rear there is a wonderful, southerly facing landscaped garden with lawned area, decking, patio and planted borders. The convenient location provides easy access to local amenities, shopping facilities and schools as well as offering excellent connections to major road links. In our opinion the flexible accommodation this property offers will appeal to a wide range of prospective buyers including families and also those wishing to down-size to a well-proportioned home with the option of a ground floor bedroom. We highly advise arranging a prompt and detailed inspection to avoid disappointment and to fully appreciate the location, spacious rooms and superb standard of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

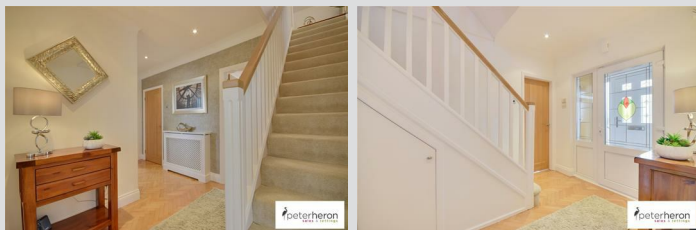
## Ground Floor

Access via entrance door to

### Entrance Vestibule

Attractive tiled floor, built in cupboards, double glazed inner door to

### Reception Hall



Most impressive hallway with a staircase to the first floor with understairs storage cupboard, parquet flooring, built in cloaks cupboard and central heating radiator.

### Lounge 24'0" x 11'11" into alcoves



Double glazed bay window to front, two central heating radiators, attractive fireplace with an electric fire, parquet flooring and double doors to

### Garden Room 14'8" x 11'11"



Double glazed windows providing a pleasant aspect over the garden, double glazed door to patio, tiled floor, feature central heating radiator.

### Dining Kitchen 20'2" x 14'3" max narrowing to 12'2"



Stunning high specification kitchen fitted with an excellent range of wall and base units, feature island unit and granite working surfaces incorporating an inset sink unit, integrated appliances include a Bosch electric oven and hob with extractor chimney over, dishwasher and washing machine. Parquet flooring, double glazed bay window looking the rear gardens, central heating radiator. Ample space for a dining table and chairs.

### Bedroom 1 13'1" x 11'8" max including fitted robes



Double glazed bay window to front, central heating radiator

and fitted bedroom furniture including wardrobes and drawer units.

### Shower Room



Low level WC, washbasin set onto vanity unit and shower area with mains shower, chrome ladder style central heating radiator, tiled walls and floor, two double glazed windows.

### First Floor Landing



Built in cupboard.

Visit [www.peterheron.co.uk](http://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

## Bedroom 2 16'4" x 10'5"



Sloping ceiling with velux window and central heating radiator.

## Bedroom 3 8'4" not including fitted robes x 7'11"



Sloping ceiling with velux window, fitted wardrobes and central heating radiator.

## Bathroom



Low level WC, washbasin and bath, tiled floor, part tiled walls, velux window and central heating radiator.

## Outside



To the front of the property there is a delightful garden laid mainly to lawn with a generous block paved driveway providing ample off street parking facilities and access to a detached single GARAGE with roller shutter door. Wonderful landscaped rear gardens incorporating lawn areas, decking, patio and planted borders.

## Tenure Freehold

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

## Important Notice

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. 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

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.

Visit [www.peterheron.co.uk](http://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

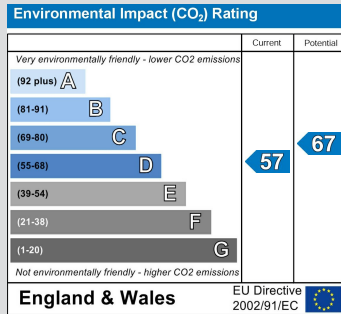
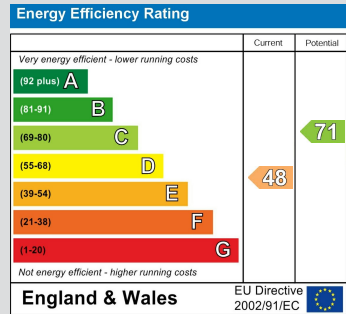
# MAIN ROOMS AND DIMENSIONS

## 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

## 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](http://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

