









Maplewood is an impressive architect designed four bedroom detached home, occupying a generous plot on the highly regarded Sea View Road. Internally the property is accessed via an entrance porch that connects through to an impressive reception hall with staircase to the first floor and a cloakroom/wc. There is a study, a spacious 23ft lounge, featuring triple aspects and a grand fireplace that opens through into the dining room. The 19ft kitchen / diner looks out over the rear garden and there is a useful utility, completing the ground floor accommodation. On the first floor there is a superb master bedroom with ensuite shower room/wc, three further bedrooms and a family bathroom/wc. The property is set behind an imposing gated entrance onto a driveway providing off street parking and access to the double garage. There are extensive gardens, laid mainly to lawn with mature shrubs and trees. This location is ideal for local amenities, shops and schools as well as offering excellent links to Sunderland City Centre and transport connections to wider parts of the region. An exceptional individual home, providing fantastic potential on a substantial plot, we highly recommend arranging a detailed inspection of to fully appreciate..

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed French door to porch.

Entrance Porch

Double glazed windows and inner door leading through to hall.

Reception Hall



Staircase to first floor.

Cloakroom/WC



Low level WC and pedestal washbasin, double glazed windows.

Study 7'5" x 7'0"



Double glazed window.

Lounge 23'6" x 13'6" into alcove



Two tall double glazed windows to front, patio style door to rear, further double glazed window to side and imposing feature fireplace. The rooms through into dining room.

Dining Room 11'3" x 11'4"



Patio door to rear garden, door to kitchen/diner.

Kitchen/Diner 19'3" x 17'8"



Fitted with a range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker and fridge, double glazed windows to both sides of the room and the rear. Patio doors leading out to the rear garden, door to utility.

Utility 7'11" x 13'2"

Double glazed window to rear, double glazed door to side, space for washing machine, door to garage.

First Floor Landing

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 14'4" x 19'1" into dormers



Enjoying a dual aspect with double glazed windows to front and rear, built in cupboards and door to en-suite.

En-Suite



Low level WC, pedestal washbasin and shower tray with mains shower, double glazed window.

Bedroom 2 9'10" x 9'7"



Double glazed window to front and built in cupboard.

Bedroom 3 12'4" x 9'9"



Double glazed window to front and built in cupboard.

Bedroom 4 8'5" x 6'2" not including recess



Double glazed window to rear, radiator and built in cupboard.

Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, double glazed window.

Outside



The property occupies a generous plot and set behind a gated entrance where there is a garden to the front with a driveway providing off street parking. To the rear there is a substantial mature garden laid mainly to lawn.

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MAIN ROOMS AND DIMENSIONS

Garage 16'4" long x 17'0" wide

An integral garage with remote control access door, the garage benefits from power, lighting and water, double glazed window to side and internal door to utility.

Council Tax Band

The Council Tax Band is Band G.

Tenure Freehold

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

Important Notice

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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

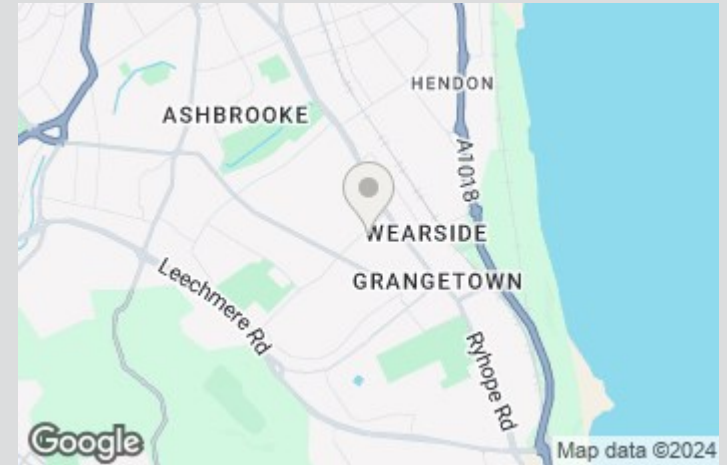
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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

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

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