















Designed and built for our clients in 2021, this impressive five bedroom double fronted detached residence set within a gated plot with beautiful mature gardens, offer high calibre living accommodation ideal for those discerning families searching for something special.

Sitting at the head of this highly sought after cul-de-sac within the ever fashionable High Barnes residential district, set close to good schools, local parks and an extensive range of amenities, the property offers a "Turnkey" living space and is available with no upward chain.

Internal accommodation comprises reception hall with turn oak/glass staircase, ground floor WC, principal living room with French doors into the rear gardens and a wonderful open plan kitchen/diner and lounge which enjoy a wonderful indoor/outdoor flow to the rear gardens. A separate utility is located within the garage space and at first floor level there four double size bedrooms, two en-suite shower rooms, a family bathroom and to the second floor a fifth bedroom with en-suite and walk in wardrobes. Benefiting from gas central heating which includes a wet under floor heating system to the ground floor and featuring a Mega-flow style unvented cylinder heating system delivering high pressure water to numerous bathrooms and UPVC double glazed sliding sash windows, the property offers Karndean flooring to most rooms and externally features a large college set drive with off street parking for numerous cars, access via a remote control electric gate.

The walled gardens to the rear are perfect for entertaining and ideal for families and the property sits midway between Sunderland City Centre and the A19 and is particularly convenient for Sunderland Royal Hospital, Nissan, Doxford International and commuting links to the wider North East region. Something quite special, this highly impressive home can only be fully appreciated upon internal inspection!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to

## Reception Hall



Turned oak/glass staircase, plaster covered cornicing to ceiling, Herringbone pattern wood effect Kardean flooring with room thermostat controlled underfloor heating.

## Cloakroom/WC



Low level WC and wash bowl with cupboards under, Herringbone pattern wood effect Kardean flooring.

## Principal Lounge 26'2" x 12'1"



UPVC double glazed sliding sash windows to front, UPVC double glazed French doors to rear leading out into rear gardens, plaster covered cornicing, feature fireplace, and room thermostat controlled underfloor heating.

## Dining Kitchen 12'8" x 23'4"



Beautiful space perfect for entertaining and families and features Bespoke kitchen with base and eye level units together with marble effect Quartz countertops and upstands together with inset 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, integrated appliances include dishwasher, side by side fridge and freezer, twin tilt and slide Neff fan assisted ovens whilst the centre piece of the kitchen, a large impressive island features a five burner gas hob with ceiling mounted extractor hood, integrated wine chiller, plenty of storage and marble effect Quartz countertops. Oak style Kardean flooring with room thermostat controlled underfloor heating and open plan to living room.

## Living Room 17'5" x 10'8"



UPVC double glazed sliding sash windows to rear, UPVC double glazed double glazed French doors to side leading out into rear gardens, double glazed Lantern to ceiling, LED downlights, wood effect Kardean flooring with room thermostat controlled underfloor heating. Brick feature wall and plaster covered cornicing to ceiling.

## First Floor Landing



Seating area and UPVC double glazed sliding sash windows to front, double radiator and built in cupboard with fitted shelving.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 (front) 11'5" x 16'3"



Maximum dimensions into fitted wardrobes with hanging space and drawers, Herringbone pattern Karndean flooring, double radiator, UPVC double glazed sliding sash windows, panelled walls, coved cornicing to ceiling.

## En-Suite Shower Room



Low level WC with concealed cistern, washbasin vanity unit with cupboards under and fitted shelving, large walk in shower enclosure with tiled walls, heated towel rail, extractor unit, UPVC double glazed sliding sash window to rear, tiled floor.

## Bedroom 2 (rear) 9'5" x 12'2"



UPVC double glazed sliding sash windows to rear, double radiator, coved cornicing to ceiling.

## Jack & Jill En-Suite Shower Room



Low level WC with concealed cistern, washbasin vanity unit with cupboards under and fitted shelving, corner shower cubicle with tiled walls, Karndean flooring, heated towel rail, tiled splashbacks, ceiling mounted extractor unit.

## Bedroom 3 (front) 12'2" x 6'11"



UPVC double glazed sliding sash windows to front, double radiator, plaster coved cornicing to ceiling and a door to Jack & Jill En-Suite.

## Bedroom 4 9'3" x 11'5"



Karndean flooring, UPVC double glazed sliding sash windows to front, double radiator and plaster coved cornicing to ceiling.

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# MAIN ROOMS AND DIMENSIONS

## Family Bathroom



Low level WC with concealed cistern, fitted floor cupboards with marble and granite counter worktops, marble effect tiled splashbacks, wash bowl with surface mounted pedestal tap, double ended panel bath with wall mounted taps - attractive white suite with marble effect tiled floors, UPVC double glazed sliding sash window to rear, ceiling mounted extractor unit, Karndean flooring, plaster covered cornicing, large chrome vertical radiator.

## Second Floor Landing

### Bedroom 5 14'11" x 13'8"



Velux windows, radiators x2, LED downlights, open plan to En-Suite.

## En-Suite Bathroom



Low level WC, pedestal washbasin unit and floor standing double ended bath with floor mounted shower mixer taps - attractive white suite with marble effect tiled walls and floor, chrome heated towel rail, Velux windows leading through to walk in wardrobes.

## Walk In Wardrobes



Fitted wall units and shelving, Velux window and marble effect floor tiles.

## Outside



Attractive mature lawned gardens to the front, established

borders, college set drive providing off street parking for numerous cars accessed via remote control electric gates and leading to integral garage which has been partitioned by our clients serving as a large utility space. Beautiful walled gardens to the rear enjoying the westerly aspect and featuring manicured lawns, established borders together with mature Beech tree, patio seating area accessed directly from the lounge and living room.

## Utility

Wall mounted Baxi Mega-flow boiler serving an unvented hot water tank serving pressurised water throughout the building together with a manifold which runs wet underfloor heating system to the ground floor. Plumbing for automatic washing machine, space for tumble dryer, space for wine cooler, work bench. Interconnecting door to front section of the garage perfect for storage.

## Council Tax Band

The Council Tax Band is Band E.

## Tenure Freehold

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

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## Fawcett Street Viewings

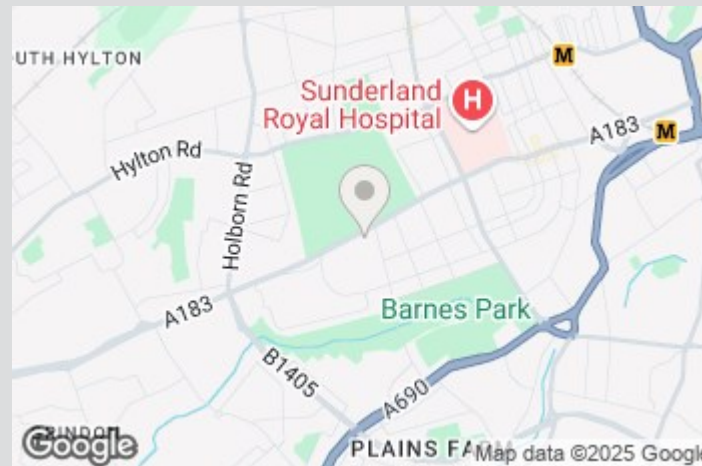
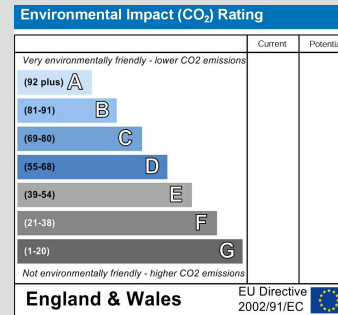
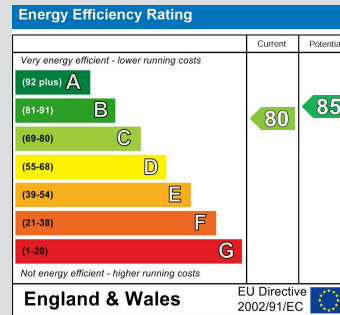
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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