















Offered with no chain, an impressive five bedroom, split level, individually built detached home, enjoying delightful, secluded position within its own grounds. Internally the immaculately presented accommodation includes a spacious lounge / dining room and a modern fitted kitchen to the top floor. On the ground floor there is the main reception hall with staircase to the upper and lower floors and there are two of the bedrooms. At the lower ground floor level is the master bedroom with en-suite shower room/wc, two further well-proportioned bedrooms and a stunning, contemporary family bathroom/wc with free standing bath and walk in shower. Externally there is a recently resurfaced driveway providing excellent parking facilities and there are delightful, mature gardens, surrounding the property with lawned areas, patio, mature planting, a block built cabin with bi-fold doors including a hot tub, two useful timber sheds and a timber potting shed. The property is ideally located for local amenities, shops and schools as well as offering great transport links to surrounding areas. We highly advise arranging a detailed inspection to fully appreciate the location and the spacious, versatile accommodation this superb home has to offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double doors to

## Reception Hall



Spacious and impressive reception hall with a tall ceiling and bespoke staircase leading up to the upper floor and down to the lower floor, doors lead of to bedrooms four and five.

## Top Floor Level



With doors leading off to the lounge/dining room and to the kitchen.

## Lounge/Dining Room 17'9" x 10'3" + 16'5" x 11'4"



A generously proportioned room with windows to the front and side, there are three radiators.

## Kitchen 12'4" x 9'10"



With wall and base units with work surfaces over, incorporating a 1 1/2 bowl sink and drainer unit, space has been provided for the inclusion of an American style fridge freezer and a range cooker, there is a double glazed window to the rear and a radiator.

## Lower Ground Floor

### Hall



With a radiator and doors leading off to bedrooms one, two and three and also to the main family bathroom.

## Bedroom 1 11'10" x 10'10"



Double glazed window to the side, radiator and archway through to the en suite.

## En Suite



Fitted with a superb modern suite comprising of a low level WC, pedestal wash hand basin, step in shower cubicle with mains fed shower, there is a chrome ladder style radiator and a double glazed window.

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 10'4" x 8'7"



Double glazed window to the front, radiator and built in wardrobe.

## Bedroom 3 10'6" x 8'9"



Double glazed windows to the front and side and a radiator.

## Family Bathroom



A stunning spacious bathroom with a contemporary suite comprising of a low level WC with concealed cistern, wash hand basin set into vanity unit, free standing bath and a walk in shower with mains fed shower, there is useful fitted

storage, a radiator, tiled floor, part tiled walls and a double glazed window.

## Ground Floor

Doors lead off to bedrooms four and five.

## Bedroom 4 14'3" x 11'1"



Large double glazed window to the front and radiator.

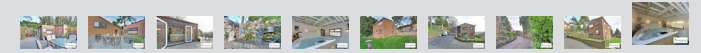
## Bedroom 5/ Additional Reception Room 13'9" x 9'8"



This versatile room could be utilised as both a bedroom or a

reception room, has a double glazed door leading out to the rear patio area and a radiator.

## Outside



The property occupies a generous mature plot with gardens surrounding the property to all sides with lawned areas, rockery, waterfall feature and established planting as well as a delightful patio area. The garden also features a superb outbuilding with bi-fold doors that houses a large hot tub and there is also plumbing for washing machine. There are three further useful timber sheds. The property is accessed from the main road leading onto the private lane which is shared between this property and the neighbouring properties but then leads to "The Conifers" electric gate entrance which is owned by this property, but the neighbouring property has a right of access over. The generous tarmac driveway provides excellent off street parking facilities.

## 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.

## 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 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

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

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

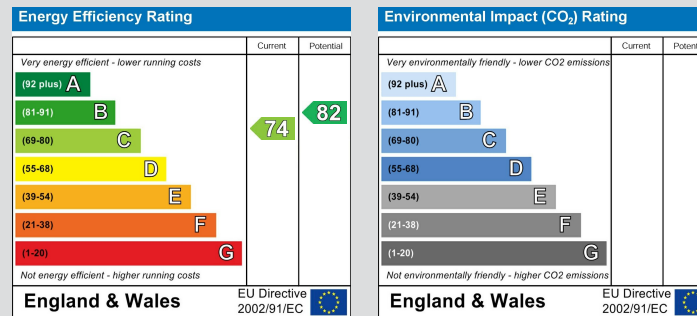
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

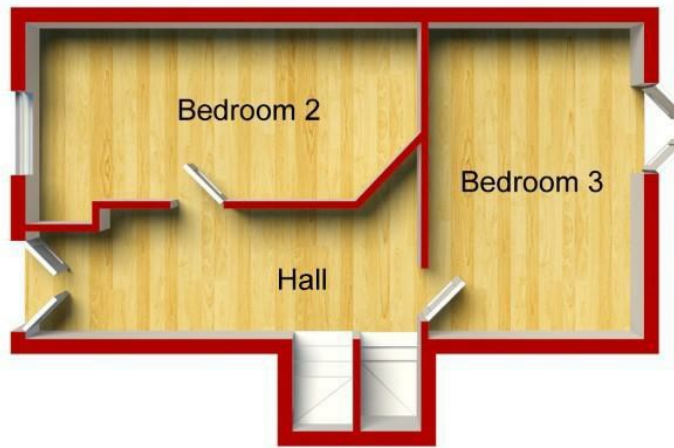
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



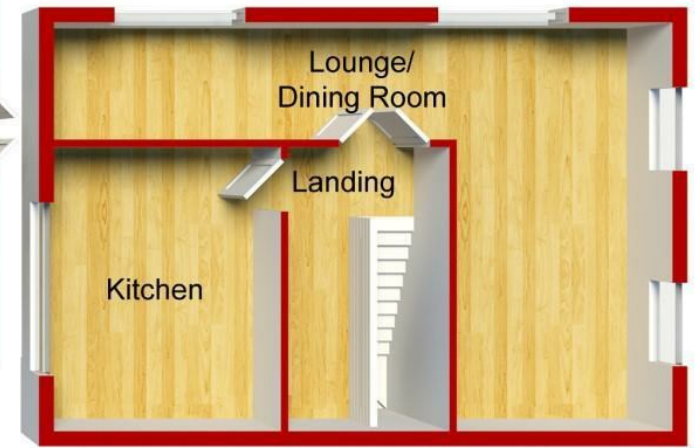
Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323



Lower Ground Floor



Ground Floor



First Floor

## The Conifers