















### The Cottage, Queen Alexandra Road, Ashbrooke, Sunderland

This charming 1930's four bedroom detached house, enjoys a wealth of character features and occupies a superb, secluded position on Queen Alexandra Road, set behind a gated entrance with mature gardens, providing an excellent degree of privacy. Internally the accommodation is accessed via an impressive reception hall with staircase to the first floor. There is a generous lounge with a bay window overlooking the garden that connects through to a dining room to the rear. There is a study, a breakfasting kitchen, delightful conservatory, utility and a cloakroom/wc. On the first floor there is a family bathroom/wc and four bedrooms, all with fitted wardrobes and the principle bedroom has an en-suite shower room/wc. Externally the property is approached via double gates leading on to a long driveway, providing ample off street parking and access to the double length garage with remote controlled doors. There is a beautiful, generous garden to the front with a lawn, patio and well stocked borders with established plants, shrubs and trees whilst to the rear is a delightful, low maintenance, mainly paved garden. This location is ideal for access to local amenities, shops and well regarded schools as well as providing excellent road connections to surrounding areas. We highly recommended arranging a detailed inspection to fully appreciate the location, wonderful gardens and great character, this remarkable home has to offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via timber entrance door to the reception hall.

### Reception Hall



Spacious and impressive reception hall, staircase leading to the first floor, cloaks cupboard, double glazed window to the rear and two radiators. Doors lead off to the lounge, kitchen and study.

### Lounge 15'4" x 15'9" into bay



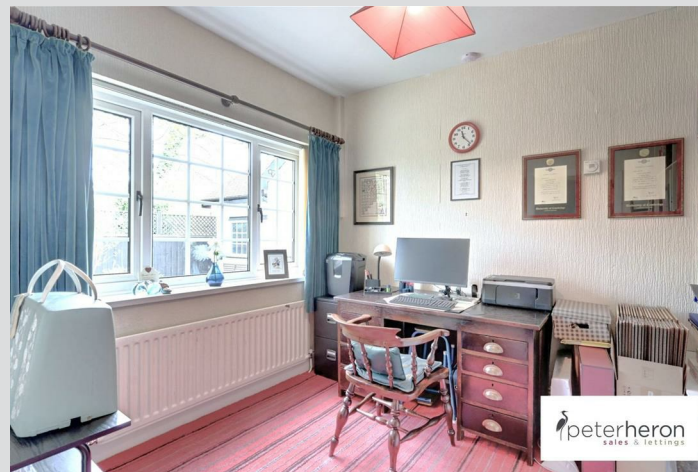
Double glazed bay window to the front, radiator, feature fireplace with living flame effect gas fire, the room connects through into the dining room.

### Dining Room 14'10" x 8'4"



Two tall double glazed windows looking out onto the rear of the property, double glazed door to the rear garden.

### Study 9'5" x 8'9"



Double glazed window to the rear and a radiator.

### Breakfasting Kitchen 13'3" x 12'10"



Fitted wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, as well as a fridge and dishwasher, double glazed window to the front overlooking the garden, radiator and doors to both the conservatory and the inner lobby.

### Conservatory 10'8" x 6'3"



Delightful conservatory with a double glazed French door to the front garden, double glazed windows overlooking the garden, radiator and a glazed roof.

### Inner Lobby

Door to the cloakroom/WC, door to utility and garage, there is also an external door providing access to the front of the property.

### Cloakroom/WC

Low level WC, mini wash hand basin and a double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Utility 11'1" x 4'4"



Fitted wall and base units, there is space provided for the inclusion of an under counter freezer, tumble dryer and washing machine, double glazed window and double glazed door to the rear garden.

## First Floor Landing



Double glazed window to the rear loft access hatch with a pull down ladder to an excellent loft space that is mainly floored out, doors leading off to the four bedrooms and family bathroom.

## Bedroom 1 13'7" x 13'5" max measure inc fitted robes



Double glazed window to front overlooking the garden, a radiator, fitted wardrobes and a door to the en suite.

## En Suite Shower Room



Low level WC, wash hand basin set into vanity unit, step in shower cubicle with mains fed shower, there is a ladder style radiator and a double glazed window.

## Bedroom 2 12'9" max inc robes x 11'9"



Double glazed window to front, radiator and fitted wardrobes.

## Bedroom 3 9'9" not inc robes x 9'0" into alcove



Double glazed windows to both the side and rear, radiator and fitted wardrobe.

## Bedroom 4 10'11" x 8'10" max measure inc robes



Double glazed window to front, radiator and fitted wardrobe.

## Family Bathroom



Spacious bathroom with low level WC, bidet, wash hand basin set into vanity unit, corner bath and step in shower cubicle with mains fed shower, ladder style radiator and a double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



The property occupies a superb secluded plot set behind a gated entrance with mature borders providing an excellent degree of privacy. To the front there is a generous garden with a large lawned area, patio and established plants, shrubs and trees, whilst to the rear there is a delightful low maintenance garden that is mainly paved, the property also benefits from a long driveway via the double gated access providing generous off street parking and access to the garage.

## Garage 29'4" long x 11'3" wide



Double length garage with remote control double access doors, double glazed window, door to the rear garden and also a door to the inner lobby of the house.

## Important Notice

We have been advised by our clients that there is spray foam insulation in the main roof space, please contact our office if you require any further information.

## Important Notice - Particulars

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

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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 £300.00 by Movewithus Ltd.

## Council Tax Band

The Council Tax Band is Band F.

## Tenure Freehold

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

## 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

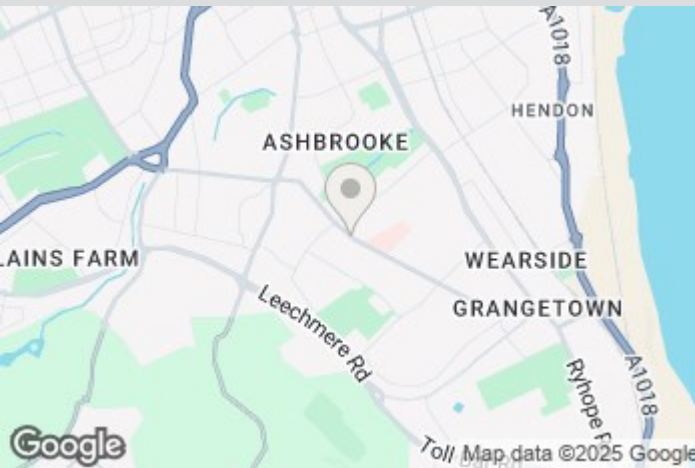
## Opening Times

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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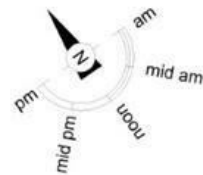




Ground Floor  
Approximate Floor Area  
(90.90 sq.m)



First Floor  
Approximate Floor Area  
(71.90 sq.m)



84 Queen Alexandra Road