









An exceptional opportunity to purchase this unique, self build four bedroom detached property, occupying a substantial plot. Internally the spacious accommodation is accessed via a reception hall with staircase to the first floor, cloakroom/wc and useful built in storage. There is a 22ft lounge, enjoying a dual aspect, a delightful conservatory, a versatile room that could be a snug or dining room and there is a breakfasting kitchen. To the first floor there is a superb master bedroom with dressing area and en-suite shower room/wc, three further well-proportioned bedrooms and a family bathroom/wc. Set back from the road, a gated access leads onto a block-paved drive, providing extensive off street parking, as well as access to the double garage. To the rear there is a mature garden, laid mainly to lawn with a patio, established borders and a large workshop. The property is warmed by gas central heating to radiators and benefits from solar panels, that are owned and not leased. We highly recommend a detailed inspection to appreciate the location, generous accommodation, wonderful plot and potential this remarkable home has to offer.

MAIN ROOMS AND DIMENSIONS

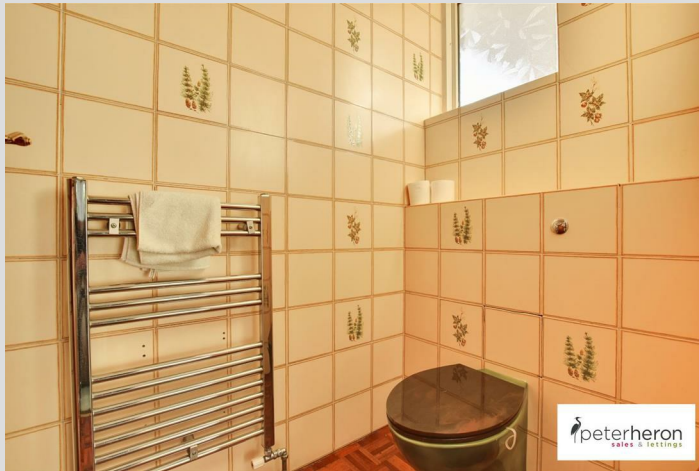
Ground Floor

Access via entrance door.

Reception Hall

Staircase to first floor, useful built in cloaks cupboard and two radiators.

Cloakroom/WC



Fitted WC and washbasin, chrome ladder style radiator, timber framed double glazed sealed unit window.

Lounge 22'11" x 14'10"



Enjoying a dual aspect with aluminium framed patio style door to the rear, two timber framed double glazed sealed unit windows to front along with a further timber framed double glazed sealed unit window to the rear, two radiators and double doors leading through to conservatory.

Conservatory 10'11" x 10'4"



UPVC double glazed windows and UPVC double glazed French door leading out to the rear decked area, radiator.

Snug/Dining Room 10'11" x 9'11"



This versatile room would be ideal as a snug or dining room, timber framed double glazed sealed unit window to rear and radiator.

Breakfasting Kitchen 14'1" x 8'10" plus 10'2" x 8'3"



Fitted with a range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include a double Bosch oven, induction hob, microwave, fridge and freezer. Radiator, chrome ladder style radiator, timber framed double glazed sealed unit windows to side and rear, patio style sliding door to side, space for washing machine, wall mounted boiler and door to garage.

First Floor Landing



Two radiators, glazed timber door to rear, two built in cupboards, and timber framed double glazed sealed unit window.

Bedroom 1 14'4" x 11'10"



Aluminium framed patio style door to rear, radiator, built in wardrobes with matching drawer units and door to dressing room.

Visit 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

Dressing Room 7'10" x 5'10"



Timber framed double glazed sealed unit window, built in wardrobes, radiator and door to en-suite.

En-Suite Shower Room



Low level WC with concealed cistern, washbasin and step in shower cubicle with mains shower, tiled walls and floor, chrome ladder style radiator, and timber framed double glazed sealed unit window.

Bedroom 2 11'8" x 11'0" extending to 13'11"



Timber framed double glazed sealed unit windows to front and side, radiator, built in wardrobes with matching drawer units.

Bedroom 3 11'11" x 8'10"



Timber framed double glazed sealed unit window to rear, radiator and built in wardrobe.

Bedroom 4 11'9" x 10'2" maximum



Timber framed double glazed sealed unit window to side, radiator and built in cupboard, fitted desk with matching cabinets.

Bathroom

WC, pedestal washbasin and corner bath with electric shower over, two timber framed double glazed sealed unit windows, radiator and tiled walls and floor.

Front Exterior



The property occupies a generous plot, to the front there is gated access leading onto a block paved driveway providing extensive off street parking and access to the garage. Pleasant lawned garden area to the front.

Rear Exterior



To the rear a superb garden with lawn, patio and decked area and also a large workshop, greenhouse and a hot tub.

Garage 17'11" wide x 16'10" long

Folding timber access door, single glazed windows and internal door to kitchen.

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.

Solar Panels

We have been advised by our client the solar panels are owned and were purchase in November 2011 on a 25 year tariff.

Important Notice

Peter Heron Ltd for themselves and for the vendors of this

Visit 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

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. 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.

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

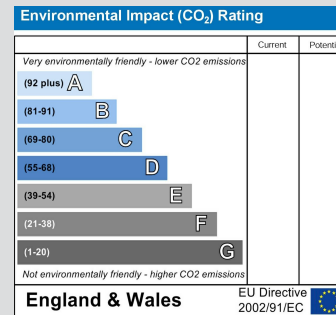
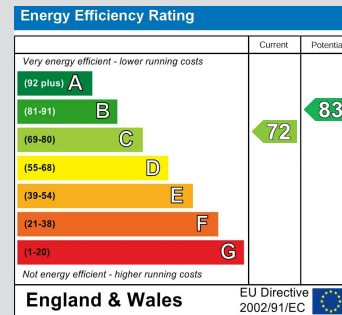
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



Visit 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

