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sales



An impressive, extended detached house, occupying an attractive position, set back from the road within this highly desirable development. Internally the immaculately presented interior is accessed via an entrance porch, leading to a reception hall with a staircase to the first floor and a cloakroom/wc. There is a superb lounge, a versatile room, that could be utilised as a study or play room and there is a modern kitchen / diner. From the kitchen there is access through to a fabulous 31ft sun lounge with doors leading out on to the garden. Completing the ground floor is a useful utility. To the first floor there is a generous landing, the original layout included five bedrooms but has been reconfigured to now comprise of a principle bedroom with a dressing room and an en-suite shower room/wc, a guest bedroom with walk in wardrobe and an en-suite shower room/wc, two further bedrooms and a family bathroom/wc. Externally there is a driveway to the front providing off street parking, a double garage with twin access doors and to the rear a delightful landscaped garden, laid mainly to lawn with a patio and established borders. The property is located within this popular and convenient location, close to a range of local amenities as well as offering excellent links to Sunderland city centre and major road connections to wider parts of the region. Available with no upper chain involved, we highly recommend arranging a viewing to appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door.

Entrance Porch



Double glazed windows to front and side. Inner door to reception hall.

Reception Hall



Impressive reception hall with staircase to first floor and radiator.

Lounge



Double glazed window to front, double radiator and feature fireplace. UPVC double glazed French internal doors to sun lounge.

Open Plan Kitchen/Diner



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Double oven with five burner gas hob and hood. Integrated dishwasher, space for an American style fridge freezer. Radiator, column radiator, double glazed window and UPVC double glazed French doors leading to sun lounge.

Sun Lounge



Superb, spacious room featuring three double glazed windows to side and rear, two Velux windows and UPVC double glazed French patio doors to rear.

Utility



Base units with countertops over incorporating a single bowl stainless steel sinks and drainer unit with mixer tap. Providing space for a washing machine and tumble dryer. Radiator, Double glazed window to side and door to garage.

Study



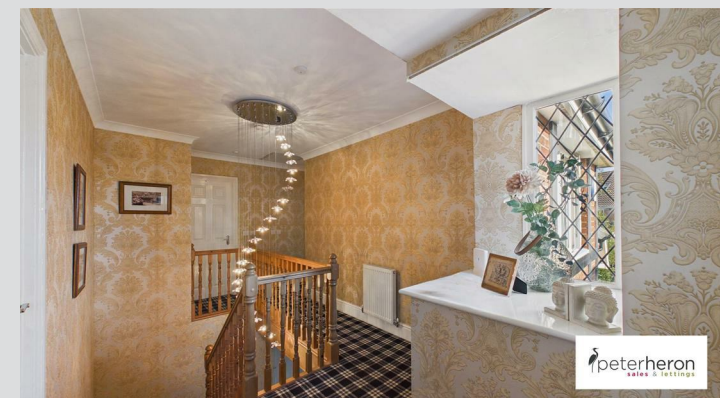
Versatile room that could be utilised as a study or play room, it has a double glazed window to front and radiator.

Cloakroom/WC



Low level wc and wash basin, radiator and double glazed window to rear.

First Floor Landing



Generous landing with a double glazed window to front, radiator and storage cupboard housing the hot water tank.

MAIN ROOMS AND DIMENSIONS

Bedroom 1



Double glazed window to front, two radiators and built in sliding doors to shelving. Doors to en-suite and dressing room.

En-Suite Shower Room



Shower cubicle, low level wc and wash basin. Radiator and double glazed window.

Dressing Room



Double glazed window to front and radiator. Fitted clothing rails and shelving.

Bedroom 2



Double glazed window to rear, radiator and open archway into walk in wardrobes.

Walk in Wardrobes



Double glazed window to side, radiator and built in wardrobes. Door to en-suite.

En-Suite Shower Room



Shower cubicle, low level wc and wash basin. Radiator and double glazed window to side.

Bedroom 3



Double glazed window to rear and radiator.

Bedroom 4



Double glazed window to front and radiator.

Family Bathroom



Bath, shower cubicle, low level wc and wash basin. Radiator and double glazed window to rear.

Outside



Attractive landscaped rear garden laid predominantly to lawn featuring paved seating areas and established borders, a side path with gate to access front. Two garden sheds located to the side of the property. To the front, a generous block paved double driveway.

Garage

Double garage accessed via two electric roller shutters. Internal door to kitchen and door to rear gardens.

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.

MAIN ROOMS AND DIMENSIONS

Solar Panels

We have been advised by our clients the solar panels are owned. Any prospective purchaser should clarify this with their Solicitor.

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Fawcett Street Viewings

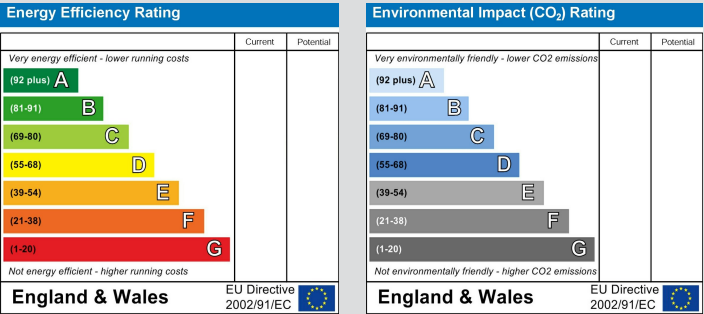
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Ground Floor



First Floor

Approximate total area⁽¹⁾

219.3 m²

2362 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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