









An exquisite 1930's 3/4 bedroom Dutch style bungalow offering a well modernised and tastefully appointed family sized living space, yet with ground floor bedrooms and bathrooms to accommodate those who require a stair free living space for the principal residence. This delightful home is beautifully finished throughout and features well proportioned rooms which include a lounge, dining room/ 4th bedroom, breakfast room/ dining room, kitchen, principal bedroom with en-suite and two further bedrooms and a bathroom at first floor level. Occupying an elevated position with gorgeous mature gardens to the rear, a larger than average detached garage, three car drive and additional landscaped gardens to the front, this fine property is decorated to a very good standard and has a fresh contemporary feel throughout. Walking distance from all local amenities within this highly fashionable suburb, the property is well placed for Thompson Park, Seaburn Metro, Seaburn shopping centre and the Sea Front with its Award Winning Beaches. Immediate internal inspection is highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Arched Open Portico

UPVC double glazed door providing access to

### Welcoming Reception Hall



Panelled walls, solid oak flooring, turned Barley Twist spindle staircase, understairs cloaks cupboard, dado rail, delft rack, mains smoke alarm, double radiator.

### Lounge 12'2" x 15'3"



Into UPVC double glazed bay window to front, single radiator, living flame gas fire with marble effect surround insert and hearth, arched alcoves, picture rail, coved cornicing to ceiling, single radiator.

### Dining Room / Bedroom 4 13'5" x 15'1"



Into UPVC double glazed bay window with single radiator, living flame gas fire with Newminster style marble effect surround insert and hearth, picture rail, coved cornicing to ceiling, arched alcoves.

### Breakfast Room 8'0" x 8'7"



Into bay with UPVC double glazed windows, double radiator, solid oak flooring, wall preparation for wall mounted TV, built in broom cupboard with fitted shelving, open plan to

### Kitchen 9'6" x 16'6" maximum width



A good selection of high gloss base and eye level units incorporating marble effect working surfaces, upstands and Carron Phoenix 1 1/2 bowl enamel sink unit with pedestal mixer tap, integrated appliances include a Belling gas hob

with tempered glass splashback and overhead extractor hood, built under electric oven and grill, integrated automatic washing machine, fridge and freezer, integrated slimline dishwasher. Cupboard discreetly concealing a Baxi 830 combination boiler serving hot water and radiators, which we have been advised by our clients was installed in 2022 with a 10 years warranty. Solid oak flooring, halogen downlights to ceiling and UPVC double glazed windows to rear and side taking in views over exquisite mature rear gardens. UPVC door to side providing access to the gardens and garage, single radiator.

### Bedroom 1 10'7" x 22'11"



Maximum dimensions into UPVC double glazed bay window to rear looking out onto gorgeous gardens and built in wardrobes with hanging rails and fitted shelving. Two double radiators.

### En-Suite Shower Room 7'6" x 7'8"



Low level WC, washbasin vanity unit with cupboards and drawers under, fitted mirror with downlights and wall cupboards, large walk in shower cubicle with bi-folding doors - attractive white suite with tiled floor, UPVC lined walls and ceiling, wall mounted extractor unit, UPVC double glazed window to side, period style heated towel rail.

### First Floor Half Landing

Twin velux windows, turning to

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# MAIN ROOMS AND DIMENSIONS

## First Floor Landing



Access point to loft, panelled walls throughout, built in cupboard with fitted shelving.

## Bedroom 2 10'9" x 20'6"



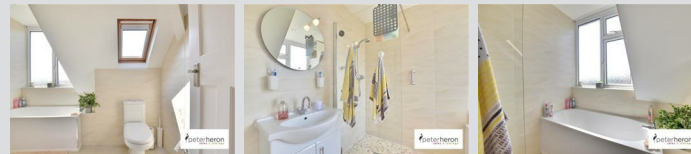
Maximum dimensions into UPVC double glazed dormer window to front, built in cupboard with fitted shelving, picture rail, two single radiators.

## Bedroom 3 6'9" x 14'0"



Maximum dimensions into UPVC double glazed dormer window to front, built in wardrobe, picture rail, two single radiators.

## Bathroom



Low level WC, washbasin vanity unit with cupboards under and fitted mirror and light over, panel bath, walk in shower enclosure - attractive white suite with Limestone coloured wall and floor tiles, halogen downlights, UPVC double glazed dormer window and secondary velux window, underfloor heating.

## Front Exterior

Mature landscaped gardens to the front with an impressive selection of shrubs and perennials, double wrought iron gates provide access to a long drive providing off street parking for up to three cars. Wrought iron gates provide pedestrian access through to the rear gardens and there is also a larger than average detached GARAGE with Hormann retractable door, 11'3 x 18'10, work benches, space for storage in roof void, electric sockets and lighting, UPVC door to side.

## Rear Exterior



Enclosed mature gardens to the rear with feature manicured lawn, established borders, a beautiful weeping tree, and extensive range of perennials, in addition there are three patio seating areas from where you can enjoy all day round sunshine and alfresco dining.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 21/2/1934 and the Ground Rent is £5 per annum.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

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 are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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# MAIN ROOMS AND DIMENSIONS

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## 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.

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## Sea Road Viewings

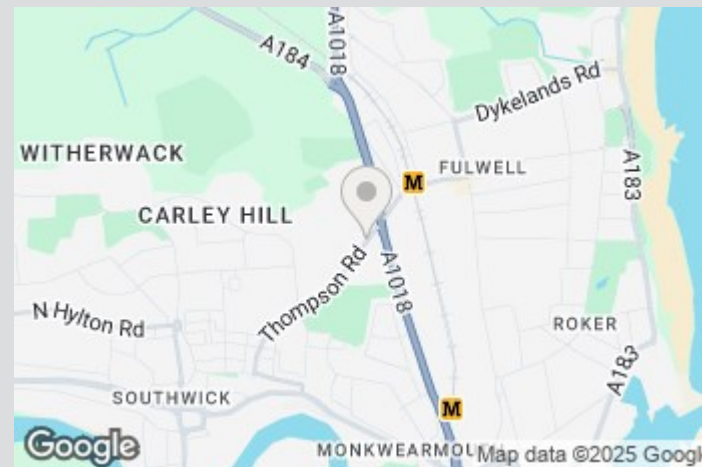
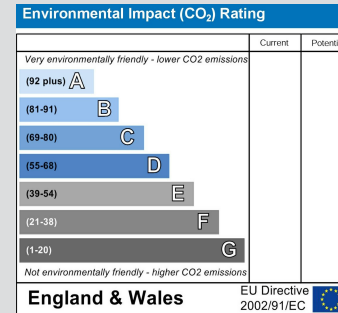
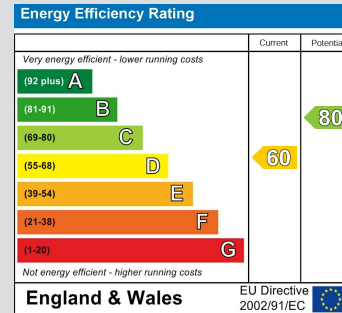
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.



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Ground Floor  
Approximate Floor Area  
(91.77 sq.m)



First Floor  
Approximate Floor Area  
(38.79 sq.m)

