









This surprisingly spacious four bedroom, three bathroom and two reception room detached bungalow sympathetically designed and built by our clients in 2010, occupies a lovely position on a south west facing plot at the foot this sought after cul-de-sac in the heart of Roker.

Available with no upward chain, the property offers a tastefully appointed and decorated internal space comprising entrance porch, reception hall, open plan living room, dining room and kitchen, sitting room, double bedroom and shower room whilst first floor level there are three further bedrooms and two bathrooms.

Benefiting from gas central heating and UPVC double glazing, the property externally had a large double drive to the front with garage to the side and enclosed south west facing gardens to the rear with a patio seating area and storage shed.

Within easy walking distance from the sea front, Roker Park and a superb range of coastal amenities the ever fashionable suburb of Roker has to offer; this superb home is sure to command a huge level of interest and deserves immediate internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to lobby.

Entrance Lobby

Solid oak flooring, single radiator, alarm control panel, oak glazed door to hall.

Reception Hall

Turned spindle balustrade staircase, large understairs storage cupboard/cloakroom and single radiator.

Living/Dining Room & Kitchen 16'2" x 17'7"



L shaped maximum dimensions width and length. This is a wonderful space perfect for entertaining and families and features an open plan arrangement between the kitchen, dining room and living room.

Kitchen Area



Good selection of base and eye level units with stone coloured working surfaces and upstands incorporating a double bowl single drainer enamel sink unit with pedestal Grohne mixer tap, integrated appliances include a Neff halogen hob with overhead extractor hood, split level microwave oven and fan assisted electric oven, Neff automatic washing machine, tumble dryer and Bosch dishwasher together with a Neff fridge freezer. Built in cupboard discreetly conceals a wall mounted Baxi Dual Tech combination boiler serving hot water and radiators, worktop lighting, low level plinth lighting, tiled floor, LED lights to ceiling and coved cornicing. UPVC double glazed window to the rear overlooking the gardens.

Dining Area



Large double radiator, LED lights to ceiling and coved cornicing.

Living Area

Double radiator, double aspect overlooking south west facing gardens to the rear with UPVC double glazed windows and door leading directly out onto a sun drench patio, tiled floor, LED lights to ceiling, coved cornicing.

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MAIN ROOMS AND DIMENSIONS

Sitting Room 17'8" x 11'7"



Into twin bays with UPVC double glazed windows to the front taking in distant sea views of Roker Park, 2x double radiator, electric fire with Gothic arch style surround, insert and hearth, coved cornicing to ceiling.

Bedroom 4 8'4" x 11'7"



This room could be used a fourth bedroom or a dining room, UPVC double glazed window to side, double radiator, coved cornicing to ceiling and wall preparation for flat screen TV concealed behind the plastered wall.

Shower Room



Low level WC, washbasin vanity unit with cupboards under, fitted shelf over with mirror, corner shower cubicle - attractive white suite with wall and floor tiles, coved cornicing to ceiling, UPVC double glazed window to side, chrome ladder design heated towel rail, ceiling mounted extractor unit.

First Floor Landing

Access point to floored loft via folding timber ladders, large Velux window bringing in an abundance of natural light to the stairwell, landing and hall. Double radiator.

Bedroom 1 14'4" x 12'11"



Maximum dimensions into recess, range of fitted wardrobes, drawers and dressing table, UPVC double glazed window to front taking in distant views towards Roker Park, double radiator.

En-Suite Shower Room



Low level WC, washbasin vanity unit with cupboards under, fitted shelf over with mirror, corner shower cubicle - attractive white suite with wall and floor tiles, coved cornicing to ceiling, Velux window, chrome ladder design heated towel rail, wall mounted extractor unit.

Bedroom 2 8'1" x 10'0"



UPVC double glazed window to side, double radiator, fitted wardrobes and bedside cabinets, coved cornicing to ceiling.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 13'3" x 6'5"



This is a wonderful space and could be used as a guest bedroom or office who those who work from home and features a cabin bed, built in desk with fitted drawers which could also be used as a dressing table together with fitted wardrobes, double radiator, UPVC double glazed window to rear, wall preparation for flat screen TV.

Bathroom



Low level WC, washbasin vanity unit with cupboards under, fitted shelf over with mirror, bath and corner shower cubicle - attractive white suite with wall and floor tiles, electric shaving point, coved cornicing to ceiling, Velux window, chrome ladder design heated towel rail, wall mounted extractor unit.

Outside



Block paved driveway to the front with off street parking for at least two cars accessed via double wrought iron gates, planted borders, attached timber framed garage. A single gate to the side passage provides access through to the south west facing gardens at the rear which have been beautifully landscaped and feature artificial lawns, established borders and a lovely paved patio accessed directly from the living room where you can enjoy Alfresco dining. Storage shed 2.4 x 1.23. External lighting. Cold water supply.

Garage 8'7" x 14'4"

With remote control electric sectional garage door, pedestrian door to rear, lights and sockets.

Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

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

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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 £210.00 by Movewithus Ltd.

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.

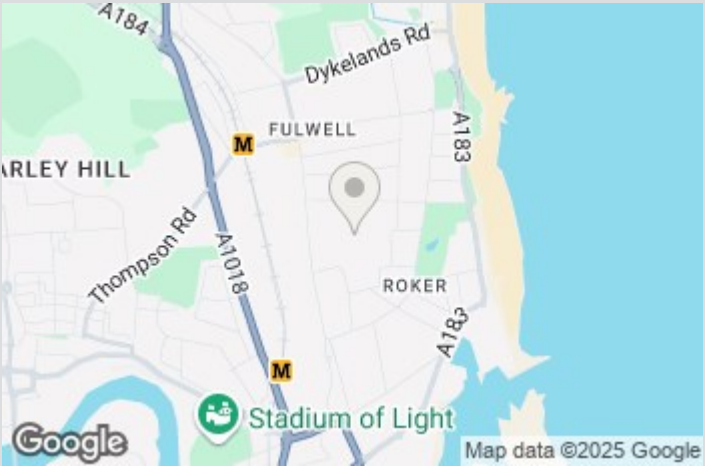
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MAIN ROOMS AND DIMENSIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	88
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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Ground Floor
Approximate Floor Area
(61.16 sq.m)



First Floor
Approximate Floor Area
(44.94 sq.m)

23 Merryfield Gardens