













Desirably situated four bedroomed executive detached home with magnificent west facing rear gardens offers an excellent opportunity to those discerning families who require a spacious home in a sought after location. Internally the property features a reception hall with ground floor cloakroom, lounge, dining room, conservatory, a magnificent Italian style kitchen with an extensive range of fitted appliances and an island, separate utility, four first floor bedrooms, an en-suite shower room and family bathroom. Features of note include gas central heating, UPVC double glazing and an impressive Cedar wood summer house to the rear garden. Externally there are gardens to the front a double drive and a double integral garage to the side and west facing garden to the rear. Enjoying a prominent position at the foot of this delightful cul-de-sac estate at this delightful 'Gordon Durham' built estate and enjoying a wonderful open aspect to the rear and short walk from the sea front along Seaburn promenade and Sunderland's gorgeous beaches the property offers convenient situation in a catchment area for superb schools and is also close to excellent transport links through to Sunderland City Centre, up to South Shields, North East connotations.



# MAIN ROOMS AND DIMENSIONS

## Entrance Porch

UPVC double glazed feature door, tiled floor, UPVC double glazed door to reception hall.

## Reception Hall



Spindle balustrade staircase with low level/night lights, under stairs storage cupboard, solid walnut flooring, under stairs cloaks cupboard with hanging space, single radiator.

## Cloakroom/WC

Low level WC with concealed cistern, corner hand basin, UPVC lined walls and ceiling, UPVC double glazed window to front elevation, tiled floor and double doors to lounge.

## Lounge 11'6" x 18'8"



Into square bay with UPVC double glazed window to front elevation, solid walnut flooring, wall mounted contemporary style electric fire with granite harth, two single radiators, cove cornicing to ceiling, arch through to dining room.

## Dining Room 10'5" x 10'6"



Solid walnut flooring, single radiator, UPVC double glazed sliding patio doors leading into conservatory.

## Conservatory 11'0" x 19'2"



UPVC double glazed french doors to side elevation leading out to west facing rear gardens.

## Kitchen 10'6" x 17'8"



Beautifully crafted with an extensive range of Italian style base and eye level units with granite working surfaces and upstanding incorporating single drainer, circular bowl stainless steel sink unit with professional mixer tap integrated appliances. Impressive island with breakfast bar area worktop lighting, low level lighting to plinths, flush halogen down lights to ceiling, solid walnut flooring.

## Utility 6'4" x 10'6"

Wall and floor cupboards with granite coloured working surfaces, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer.

Tiled splash backs, UPVC double glazed window to rear elevation, UPVC double glazed door to side, tiled floor, single radiator and interconnecting door to garage.

## First Floor

Landing with access point to floored loft via folding ladder, cupboard with fitted shelving containing wall mounted gas combination boiler serving hot water and radiators.

## Master Bedroom 12'5" x 19'6" (Into built in wardrobes)



Built in wardrobes, fitted dressing table, draws, bedside cabinet's, laminate flooring, UPVC double glazed window to front elevation, single radiator.

## Bedroom 2 (Rear) 13'6" x 14'6"



UPVC double glazed window to rear elevation, stripped and painted floor, single radiator.

# MAIN ROOMS AND DIMENSIONS

## En Suite



Low level w/c with concealed cistern, wash basin vanity unit with cup boards under, fitted mirror with shaving socket, tiled shower enclosure with folding glass door, attractive white suite with combination of mosaic and oversized wall tiles, floor tiles, UPVC double glazed window to rear elevation, flush halogen lights to ceiling, ceiling mounted extractor unit and chrome heated towel rail.

## Bedroom 3 (Front) 13'0" x 14'6"



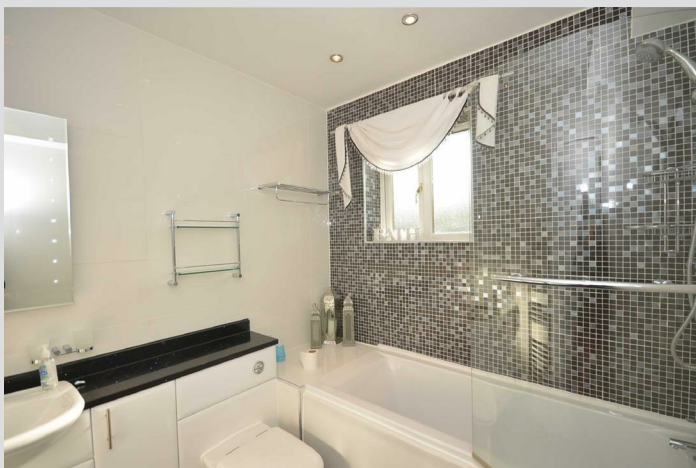
T fold ceiling with dormer, UPVC double glazed window to front elevation, built in wardrobes with sliding doors, fitted drawers, desk area and cupboards, fitted shelves and single radiator.

## Bedroom 4 (Rear) 10'10" x 8'0" (Into built in wardrobes) Externally



Built in wardrobes and cupboards with fitted shelves, single radiator, UPVC double glazed window to rear elevation.

## Family Bathroom



Low level w/c with concealed cistern, wash basin vanity unit with cupboards under, granite worktops with upstands, p shaped bath with overhead shower and glass screen - attractive white suite with combination of mosaic and oversized wall tiles, floor tiles, fitted mirror, fitted chrome shelving, UPVC double glazed window to rear elevation, flush halogen lights to ceiling, heated chrome towel rail.



Open plan lawned gardens to the front with established borders, block paved drive providing off street parking for two cars leading to integral garage with remote control up and over door. Outstanding spacious west facing gardens to the rear extensive lawn and raised block paved patio seating area enjoying the afternoon sunshine. Attractive Cedar summer house.

## Garage 15'1" x 19'3"

Electric points and lighting, fitted shelving interconnecting to the utility of the main house.

## Cedar summer house 9'3" x 15'3"

Halogen down lights, sockets, laminate flooring, bi folding double glazed doors to the front elevation stepping out onto a timber deck seating area.

## Council Tax

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.

## 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 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

Visit [www.peterheron.co.uk](http://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

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 £300.00 by Movewithus Ltd.

## Sea Road Viewings

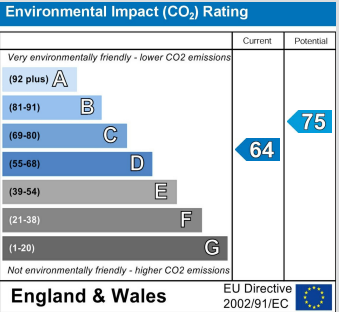
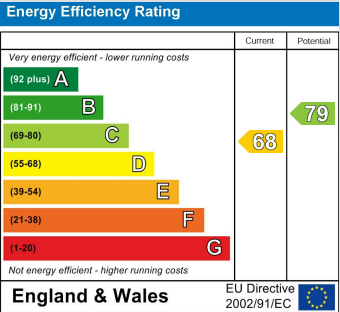
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.



Visit [www.peterheron.co.uk](http://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

