









An exciting opportunity to purchase one of these highly regarded and rarely introduced to the market 'Charles Church' executive detached residence which is sitting on the periphery of this executive development, boasting south west facing gardens and an open aspect to the rear, overlooking fields with the sea beyond. Available with no upward chain, this well presented 5 bedroom, 3 reception room, double garaged detached home is tastefully appointed throughout and features a wonderful, modern internal living space ideal for those families who wish to live within the well established Hawksley Grange development. Internal accommodation comprises a reception hall, ground floor WC, lounge, dining room, sun lounge, kitchen with separate utility, 3 first floor bedrooms, office room, an en-suite shower room, and a family bathroom, whilst at second floor level there's two further bedrooms and an en-suite shower room. Benefiting from gas central heating and UPVC double glazing, the property also benefits from having a recently installed family bathroom and ground floor wash room, and externally boasts attractive gardens to the front with double width drive and a double garage with remote control Hormann doors. To the rear is an impressive lawned south west facing garden with a patio seating area accessed directly from the sun lounge and mature acres. Occupying a hugely convenient location within easy reach of the A19 and A1M beyond, the property is perfect for commuting and is also well placed for good schools. Immediate internal inspection is unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Reception Hall

A spacious reception hall with staircase to first floor and radiator.

Lounge 11'7" x 17'9"



This superb room has a double glazed bay window to the front, a radiator and shares an open plan arrangement with the dining room.

Dining Room 9'7" x 11'5"



Double glazed window to the rear overlooking south west facing gardens and a radiator.

Sun Lounge 9'4" x 12'0"



UPVC double glazed windows and doors leading out onto south west facing patios and well proportioned gardens.

Kitchen 10'11" x 11'4"



Fitted with an excellent range of modern wall and base units

with working surfaces incorporating a 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, integrated appliances include a range oven with overhead extractor hood, glass fronted illuminated wall cabinets with ambient lighting, fitted shelving, integrated dish washer, fridge and freezer, in addition there is a UPVC double glazed window over looking the rear gardens and inter connecting door to utility.

Utility 5'5" x 8'0"



Featuring base units with working surfaces incorporating a single drainer stainless steel sink unit, space and plumbing for automatic washing machine, UPVC double glazed window to side elevation and double glazed panel door to rear gardens, wall mounted condensing Worcester Bosch boiler serving hot water and radiators.

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

Ground Floor WC



Low level WC, wash basin- attractive white suite with wall and floor tiles UPVC double glazed window.

First Floor Landing

Master Bedroom 11'7" x 15'6"



An impressive room with fitted wardrobes, UPVC double glazed window and access to an en-suite.

En-Suite



Low level WC, pedestal wash basin and shower cubicle-

white suite with part tiled walls, UPVC double glazed window and a radiator.

Bedroom 2 8'8" x 12'6"



UPVC double glazed window, fitted wardrobes and a radiator.

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

Bedroom 3 8'8" x 10'6"



UPVC double glazed window, fitted wardrobes and a radiator.

Home Office 8'2" x 11'8"



UPVC double glazed windows with superb views to the rear, single radiator.

Family Bathroom



Low level WC, wash basin, vanity unit with cupboards under and illuminated mirror over, panel bath, walk in shower cubicle with recessed shelving- beautiful white suite with wall and floor tiles, wall mounted extractor unit, LED down lights, heated towel rail and UPVC double glazed window to rear elevation.

Second Floor

Bedroom 5 11'11" x 13'10"



UPVC double glazed dormer window to front elevation, Velux windows to rear, radiator.

En-Suite Shower Room WC



Pedestal wash basin and corner shower cubicle- attractive white suite with part tiled walls, vinyl flooring, Velux window, radiator.

Bedroom 6 11'3" x 13'10"



Velux windows and radiator, built in cupboards to eaves

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

Outside



Laid to lawn gardens to the front with mature shrubs and planted borders, double drive leading to double garage with 2 x remote control electric doors, gate providing access to side leading through to the spacious south west facing gardens to the rear with mature acers and shrubs, and a patio seating area access directly from the sun lounge.

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.

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.

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 contemplating travelling some distance to view the property.

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.

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.

Fawcett Street Viewings

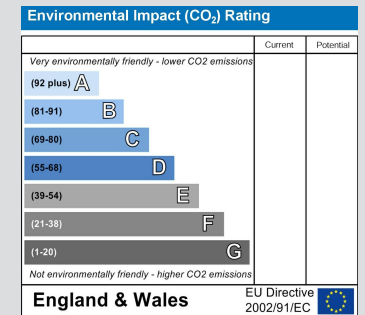
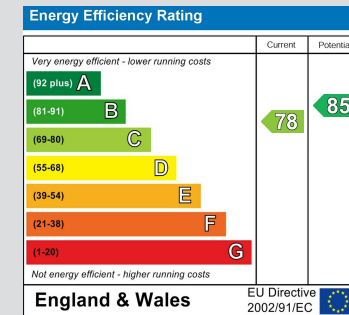
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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