















An exceptional four bedroom detached bungalow, occupying a generous, secluded plot with wonderful gardens and far reaching countryside views. Internally the spacious and stylish interior is accessed via a fabulous reception hall with a feature glass floor section. There is a superb 23ft lounge with a multi fuel burning stove and bi-fold doors leading out on a decked area. The lounge opens through to a stunning dining kitchen, fitted with an outstanding kitchen, fitted with an excellent range of units, an island and a selection of integrated appliances. From the kitchen there is access to a useful utility room, fitted with matching units. The master bedroom features an en-suite shower room with a walk in wardrobe, there are three further well-proportioned bedrooms and a luxury family bathroom with a free standing bath and walk in shower. A great feature of the property is the bar area, providing an excellent entertaining area, it is timber constructed and can be accessed from both the lounge and externally from the garden. Externally there are delightful gardens surrounding the property with lawned areas, a large decked area with a sunken heated pool, established planting, a pond and summer house. There is parking and a large detached garage. The property is ideally located for access to local amenities, shops and schools as well as offering transport connections with South Hylton Metro Station and links to major road networks including the A19. A detailed inspection is highly recommended to appreciate this unique and sensational home, with its spacious rooms, beautiful gardens, views and high quality interior.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door to

### Reception Hall



A generous and most impressive reception hall with feature glazed floor area, there are two radiator and two built in cupboards.

### Lounge 23'6" x 16'8"



This spacious room has double glazed bi-folding doors leading out onto the decked area, double glazed windows, two radiators, a feature exposed brick wall, multi fuel burning stove and the room opens through to the dining kitchen, double glazed doors leading through to the bar area.

### Dining Kitchen 8'11" extending to 17'0" x 14'7" extending to 17'4"



This fabulous open plan dining kitchen is fitted with an excellent range of contemporary wall and base units with work surfaces, over incorporating a 1 1/2 bowl sink and drainer unit, there is a superb feature island with breakfast bar, integrated appliances include a double electric oven, gas hob, space has been provided for the inclusion of an American style fridge freezer, there is radiator, double glazed window, a cupboard housing the central heating boiler and a door to the utility.

### Utility 7'4" x 5'10"



Fitted with matching kitchen base units with work surfaces, over incorporating a sink and drainer unit, there is an integrated dishwasher and space has been provided for the inclusion of a washing machine and a tumble dryer, there is a double glazed window and a radiator.

### Master Bedroom 10'9" x 15'5"



Superb master bedroom with a double glazed door to the garden, with a double glazed tall window, radiator and a door to the en-suite.

### En-Suite Shower Room



Low level WC, wash hand basin set into vanity unit and a step in shower cubicle with a mains fed shower, there is a chrome ladder style radiator and sliding mirror fronted doors lead through to a fabulous walk in wardrobe.

### Bedroom 2 12'4" x 10'8" not inc robes



Double glazed window, radiator and fitted sliding door wardrobes.

### Bedroom 3 12'4" x 9'6"



Double glazed window providing superb views over open countryside and there is a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 4 10'7" x 8'9"



Double glazed window providing open views over the countryside and a radiator.

## Family Bathroom



An impressive family bathroom with low level WC, wash hand basin, free standing slipper style bath and a walk in shower with mains fed shower, tall feature radiator and a double glazed window.

## Bar Area 17'7" x 13'3"



A timber constructed bar area that can be accessed both via a double external door from the garden and also double glazed doors from the lounge, provides fabulous entertaining area, a fitted bar, fixed seating area and double glazed windows.

## Outside



The property occupies a fabulous secluded plot with lawned area with large decked area with inset heated pool, mature planting and a pond, there is also a summer house with lights and electricity, and from many parts of the garden there are wonderful open views over the countryside, there is off street parking facilities and a double garage with electric car charger.

## Council Tax Band

The Council Tax Band is Band E

## 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.

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## Important Notice Part 2

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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

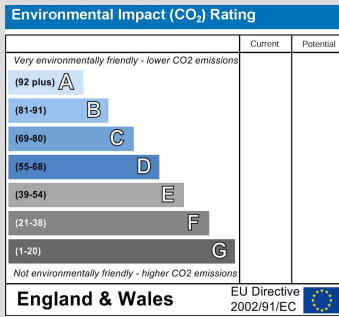
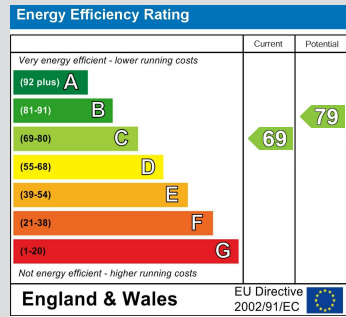
## Ombudsman

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

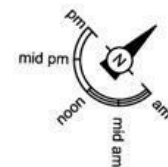


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Approximate Floor Area  
(176.80 sq.m)



Lane End