









A stunning three bedroom detached bungalow with a spacious, stylish interior and beautiful landscaped gardens. Internally the immaculate interior is accessed via a fabulous reception hall and there is a superb 22ft lounge / dining room. There is a high quality kitchen, fitted with an excellent range of units, luxury worksurfaces and a selection of integrated appliances. The kitchen opens through to an impressive and versatile room with bi-fold doors to the rear, currently used as a family room that could also be a dining room. There are three well-proportioned double bedrooms and a fabulous family bathroom with a free standing bath and walk in shower. Externally there is a low maintenance garden to the front, two driveways and a single garage whilst to the rear is a wonderful, landscaped garden with artificial grass, decked and paved patio areas. In the rear garden there is a timber outbuilding, currently use as a bar area, providing a great entertaining area. 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 the generous rooms, quality finish and beautiful gardens this exceptional bungalow has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Hall



Radiator and doors leading off to the lounge/dining room, kitchen, three bedrooms and a bathroom.

Lounge/Dining Room 22'2" x 13'6"



This generously proportioned room has two double glazed bow windows to the front and two radiators. Door connects through to family room/dining room.

Kitchen 19'2" x 8'5"



Fitted with an excellent range of quality wall and base units with luxury work surfaces over incorporating 1 1/2 bowl sink

unit, integrated appliances include a Bosch double oven, Bosch microwave and Bosch induction hob, dishwasher, washing machine and tumble dryer. Two double glazed windows to the rear overlooking the garden, space for American style fridge freezer, double glazed door to the rear, central heating boiler is concealed behind matching kitchen unit. The room opens through into the family room/dining room.

Family Room/Dining Room 16'2" x 13'1"



This attractive and versatile room is currently being used as a family room. Double glazed bi-folding doors leading out to the rear and tall feature radiators.

Bedroom 1 11'9" not including robes x 10'1"



Double glazed window to front, radiator and fitted sliding door robes.

Bedroom 2 11'9" not including robes x 9'5"



Double glazed window to front, radiator and fitted sliding door wardrobes.

Bedroom 3 13'11" max into recess x 9'5"



Double glazed window to rear and radiator.

Bathroom



Fabulous luxury suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit, free standing bath and walk in shower enclosure with main shower over, feature radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



To the front of the property there is an attractive low maintenance garden as well as two driveways and a single garage. There is a useful side access and to the rear there is a beautiful and landscaped low maintenance garden with artificial grass, decked and paved patio areas. Situated in the rear there is a superb timber outbuilding that is currently being used as a bar area providing a fantastic entertaining space.

Timber Outbuilding



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.

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

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are

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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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	65		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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