















This substantial three bedroom detached bungalow, occupies an exceptionally generous plot, enjoying an 'in and out driveway', as well as beautiful, well stocked gardens. Internally the accommodation is all on one level and is accessed via an entrance porch leading through to an impressive reception hall. There is a spacious lounge / diner, fitted kitchen with granite worksurfaces and a delightful garden room, overlooking the rear garden. The master bedroom is fitted with a range of fitted wardrobes and benefits from an en-suite shower room/wc, there are two further bedrooms (one currently used as a dining room) and there is a modern bathroom/wc. The 'in and out driveway' provides a superb approach to the property, as well as offering extensive off street parking and access to the attached garage. A particular feature of this property are the sensational and extensive gardens, with established plants, shrubs and trees, along with delightful patio areas for enjoying the gardens. This convenient location provides easy access to a range of local amenities and is ideally placed for commuting to Doxford International Business Park, Sunderland City Centre and the A19. We highly recommend arranging an inspection of this wonderful bungalow, representing a rare opportunity to the market with its well-proportioned accommodation, fantastic potential and outstanding plot. No upper chain involved!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

### Entrance Porch

There are double glazed windows, tiled floor and a door to the reception hall.

### Reception Hall



Spacious reception hall with a built in cupboard and radiator, doors lead off to the lounge diner, kitchen, three bedrooms and bathroom.

### Lounge/Diner 15'11" x 11'10" + 9'3" x 9'1"



This generously portioned room has a double glazed bow window to the front, radiator, door to the kitchen and double glazed sliding door to the garden room.

### Garden Room 19'8" x 6'2" extending to 10'5"



This delightful room enjoys a pleasant aspect over the rear garden and has two separate sets double glazed doors leading out to the garden.

### Kitchen 14'4" x 8'10"



Fitted with a range of wall and base units with granite work surfaces over incorporating a 1 1/2 bowl inset sink unit, integrated appliances include an electric double oven and an electric hob, space has been provided for the inclusion of a fridge and a washing machine, there is a double glazed window to the rear overlooking the garden, a tiled floor, built in storage cupboard and the central heating boiler in concealed behind a matching fronted unit.

### Master Bedroom 12'10" x 10'9" extending to 12'0" measure not inc



This impressive room has a double glazed bow window to the front, radiator, fitted wardrobes and a door connecting through to the en suite.

### En Suite



With a low level WC with concealed cistern, wash hand basin set into vanity unit and a step in shower cubicle with mains fed shower there are tiled walls and floor, chrome ladder style radiator and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 9'11" not inc robes x 9'11"



Double glazed window to the rear overlooking the garden, radiator and fitted mirror fronted sliding door wardrobes, there is also a built in cupboard.

## Bedroom 3 10'9" x 8'11"



This room has a double glazed door leading out to the rear and a radiator, the room is currently being utilised as a dining room.

## Bathroom



Fitted with a modern suite comprising of a low level WC with concealed cistern, wash hand basin set into vanity unit and a panel bath with mains fed shower over, there is a range of fitted storage units, a ladder style radiator, tiled walls and a double glazed window.

## Outside



The property occupies a wonderful generous plot with exceptional gardens stocked with an extensive range of established plants, shrubs and trees, with delightful patio areas to take in the gardens, the property also features an in and out driveway, block paved and providing extensive off street parking facilities.

## Garage 20'7" long x 9'1" wide

An attached garage with a remote control roller shutter access door.

## Tenure Freehold

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

## Council Tax Band

The Council Tax Band is Band D

## 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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# MAIN ROOMS AND DIMENSIONS

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## Fawcett Street Viewings

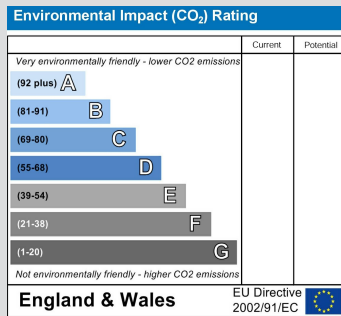
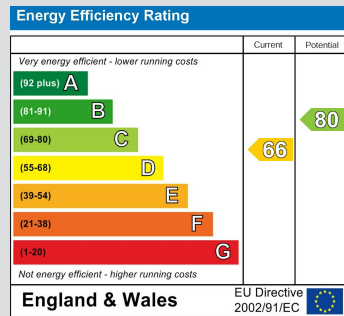
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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