













This exceptional four bedroom detached house, enjoys beautiful gardens and exceptional open views to the rear within this highly sought area of Middle Herrington. Internally the immaculately presented accommodation is accessed via an entrance porch, leading through to a spacious reception hall with staircase to the first floor and a cloakroom/wc. There is a 23ft lounge to the rear with double doors a delightful conservatory, providing a wonderful aspect over the garden. The L-shaped kitchen / diner features a dual aspect with window to the front and French doors leading out onto the rear patio. There are an excellent range of contemporary units, 'Silestone' worksurfaces and a selection of integrated appliances. An attractive staircase from the reception hall leads up to the generous landing, there is an impressive master bedroom looking out over the garden and open countryside beyond, the room benefits from fitted wardrobes and a luxury en-suite shower room/wc with under floor heating. There are three further well-proportioned bedrooms, two of which have views out to the rear and there is a modern family bathroom/wc with a shower cubicle and under floor heating. Externally there is a garden to the front with a block-paved driveway, a large integral garage with remote control access door and an exceptional garden to the rear, laid mainly to lawn with a patio area, pond and established planting. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly recommend arranging a viewing to appreciate the quality of accommodation, location and outstanding views this fabulous home has to offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

### Entrance Porch

Double glazed windows and an inner double glazed door leading through to the reception hall.

### Reception Hall



Spacious reception hall with staircase to the first floor with under stairs storage cupboard, a radiator, double glazed window to the front and doors leading of to the cloakroom/WC, lounge and kitchen.

### Cloakroom/WC



Fitted with a low level WC, mini wash hand basin and a radiator.

### Lounge 23'0" x 13'1"



Substantial room has a double glazed window to the rear overlooking the garden, double doors to the conservatory, feature fireplace with living flame effect gas fire, two radiators and double doors to the kitchen/diner.

### Conservatory 12'1" x 12'2"



Tile floor, double glazed windows providing a delightful aspect over the garden, double glazed French door to the patio and a radiator.

### Kitchen/Diner 14'4" x 8'5" plus 14'2" x 7'8"



L shaped room, impressive range of contemporary wall and base units with luxury Silestone work surfaces over incorporating an inset 1 1/2 bowl sink unit, integrated appliances include AEG double electric oven, an AEG gas hob with an extractor over, AEG dishwasher, freezer and a full height fridge, two double glazed windows to the front, double glazed French door leading out on to the rear patio area and there is a radiator.

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# MAIN ROOMS AND DIMENSIONS

## First Floor Landing



Generous landing with a built in storage cupboard, double glazed window to the front, radiator and double doors leading off to the bedrooms and family bathroom.

## Master Bedroom 13'6" not including wardrobes x 13'1"



Double glazed window to the rear providing superb views over the garden and open country side beyond, there is a radiator, fitted wardrobes and door to the en-suite.

## En-Suite



Luxury en-suite with low level WC, wash hand basin set into vanity unit, step in shower cubicle with mains shower,

chrome ladder style radiator, tiled floor with underfloor electric heating, tiled walls and a double glazed window.

## Bedroom 2 13'1" x 10'10"



Double glazed window to the rear providing views of the garden and open country side beyond.

## Bedroom 3 9'8" x 9'6" not including fitted robes

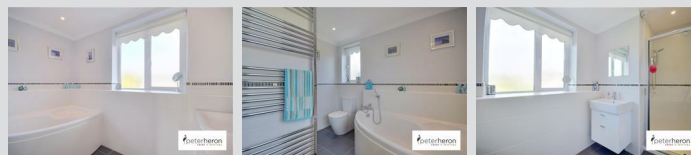


Double glazed window to the rear with views over the garden and open country side beyond, radiator and fitted wardrobes.

## Bedroom 4 9'7" x 8'2"

Double glazed window to the front and radiator.

## Family Bathroom



Impressive family bathroom with low level WC, wash hand basin set into vanity unit, corner bath and step in shower

cubicle with an electric shower, tiled floor with underfloor electric heating, part tiled walls and two double glazed windows.

## Outside



Attractive garden to the front with a block paved driveway providing of street parking whilst to the rear there is a beautiful garden laid mainly to lawn with a patio and established planting.

## Garage 21'8" long x 15'10" wide



Integral larger style garage with electric remote controlled access door, double glazed window to the rear, timber door to the rear garden, fitted units with work surface over incorporating 1 1/2 bowl sink and drainer unit, space has been provided for washing machine and there is a boiler.

## Council Tax Band

The Council Tax Band is Band E.

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# MAIN ROOMS AND DIMENSIONS

## 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

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.

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## Fawcett Street Viewings

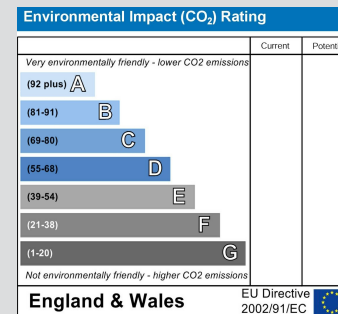
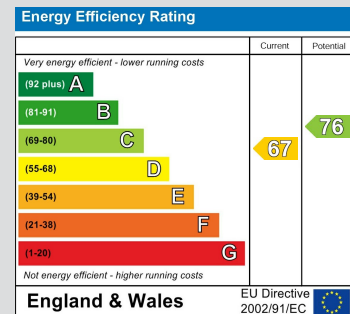
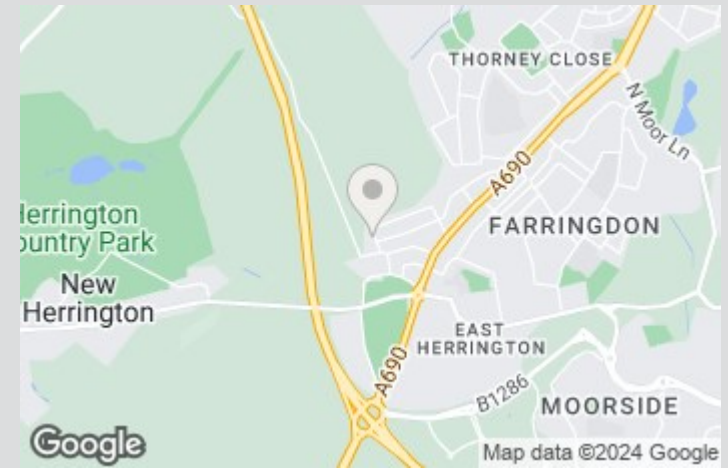
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

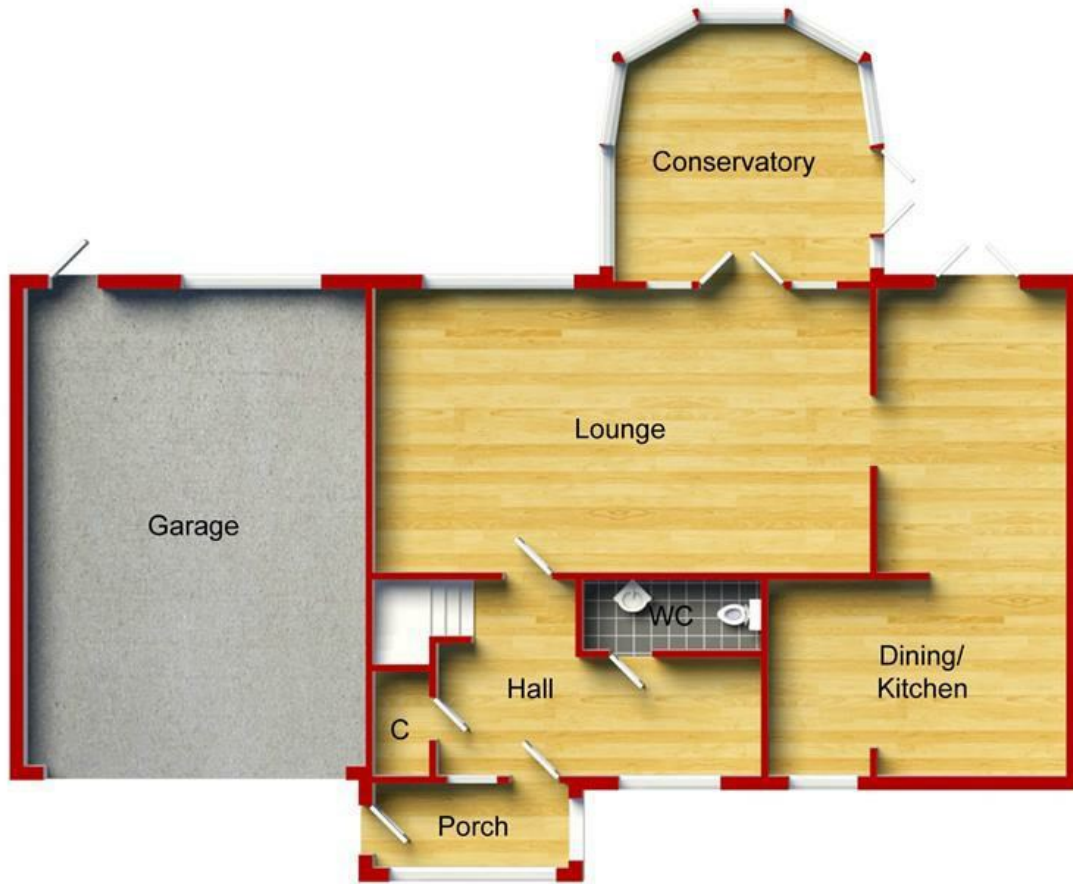
## Ombudsman

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Ground Floor  
Approximate Floor Area  
(78.09 sq.m)



First Floor  
Approximate Floor Area  
(80.24 sq.m)

