















An immaculately presented three/four bedroom "Mason built" detached bungalow sitting within a generous corner plot on this highly sought after East Herrington Cul De Sac known as Meadow Lane, which has always been held in extremely high regard. Perfect for those who require stair free living space but also for those searching for a detached home with an adjoining granny/teenager annex, the property internally comprises versatile and spacious living accommodation which comprises of entrance porch, reception hall, living room, dining room, kitchen, pantry, utility, family room, workshop/fourth bedroom/en-suite, two bedrooms, bathroom, whilst at first floor level, there is a bedroom with en-suite shower room and a large walk in storage room. Set within a south west facing plot with an "in and out" driveway with a garage providing ample off street parking, the property features various lawned areas and two separate timber decked seating areas leading out from the main house. Properties of this style and calibre are very rarely available on the open market and immediate internal inspection is unreservedly recommended as considerable interest is anticipated!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Porch

Two double glazed windows, laminate flooring and a double glazed door leading to hallway.

### Reception Hall



Laminate floor, coving to ceiling, delft rack, radiator with cover, stairs to first floor and alarm control panel.

### Living Room 22'11" x 14'0"



Double glazed bay to the side elevation and a large double glazed patio door leading to the garden, feature fireplace with electric fire, coving to ceiling and two double radiators.

### Dining Room 10'4" x 16'4"



Large double glazed window to the rear elevation, laminate floor, two radiators, coving to ceiling and inset fireplace.

### Kitchen 8'10" x 15'10"



Fitted with a comprehensive range of floor and wall units with marble countertops and tiled splash back, Range cooker with overhead extractor gas hob, glass fronted display cabinets, double drainer Belfast sink with period style mixer tap, space for American style fridge freezer, plumbing for dishwasher, overhead lighting and UPVC double glazed window.

### Utility 4'11" x 8'5"

To the rear of the garage, plumbed for washer and dryer and access onto the family room.

### Pantry 4'7" x 8'7"



Fitted cupboard and countertops.

### Family Room 19'4" x 17'8"



UPVC double glazed window, French doors leading out into west facing rear gardens, wood effect laminate flooring, LED downlights, coved cornicing, radiator.

### Workshop/Bedroom 4'9'0" maximum x 17'8"



With a range of base and eye level units with work surfaces and fitted shelving, access point to loft. UPVC double

Visit [www.peterheron.co.uk](http://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

glazed window. Working in conjunction with the family room this space could be utilised for allowing an en-suite and walk in wardrobe and may be suitable for those who require a granny annex/teenager annex.

## Bedroom 1 (front) 13'8" x 11'11"



UPVC double glazed oriel bay window, radiator with cover and a range of fitted wardrobes.

## Bedroom 2 (side) 12'0" x 10'0"



UPVC double glazed window, radiator and a range of fitted wardrobes.

## Bathroom



Low level WC with concealed cistern, washbasin vanity unit

with cupboards under, bidet, corner bath with shower mixer tap - white suite with tiled walls, chrome heated towel rail, mirror fronted medicine cabinet, illuminated mirror, UPVC double glazed window.

## First Floor Landing

## Bedroom 3 (rear) 10'2" x 15'8"



UPVC double glazed window, radiator, built in wardrobes.

## En-Suite



Low level WC, pedestal washbasin, walk in shower enclosure - white suite with tiled splashbacks, double radiator, tile effect vinyl flooring and double glazed window.

## Loft Storage



Radiator and Velux window.

## Outside



Attractive gardens to the front and side with printed concrete cobble stone effect drive on drive off driveway with off street parking for numerous cars leading to attached garage with roller shutter door, partition to utility. Single gate to side providing access through to well maintained rear gardens with established lawns, raised timber decked seating areas capturing the sunshine all day long. Discreetly concealed timber storage shed.

## 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.

## 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](http://peterheron.co.uk)

Visit [www.peterheron.co.uk](http://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

## Important Notice

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. 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.

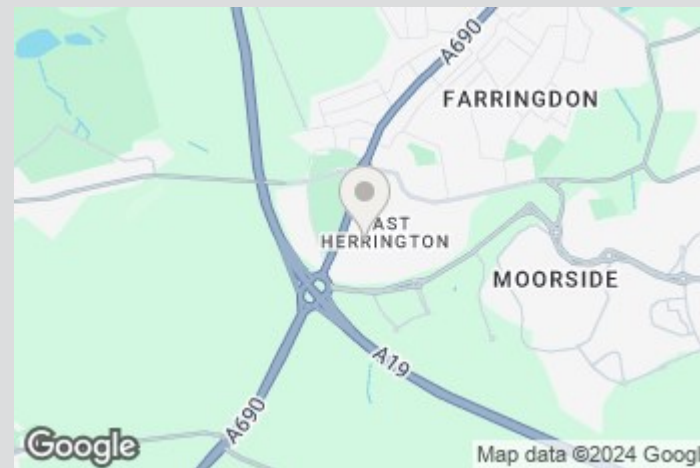
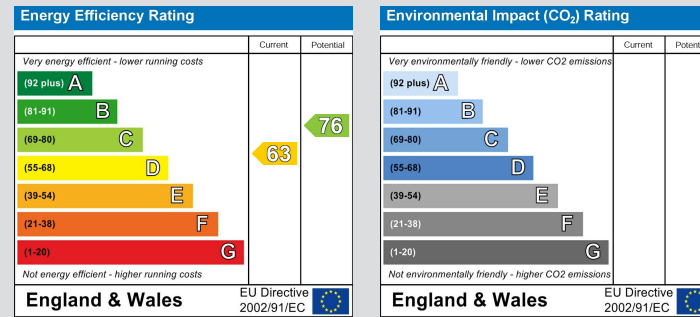
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

## 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](http://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





Ground Floor  
Approximate Floor Area  
(168.73 sq.m)

Room In Roof  
Approximate Floor Area  
(43.72 sq.m)

2 Meadow Lane