









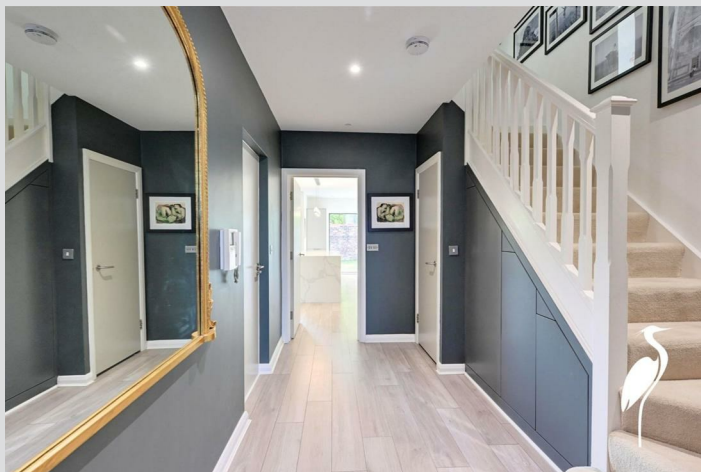
This stunning four bedroom town house, occupies a superb position within this small, exclusive private gated development in Ashbrooke, enjoying wonderful views to the rear overlooking Back House Park. Internally the immaculately appointed accommodation is access via a superb reception hall with staircase to the first floor and a cloakroom/wc. There is a fabulous high specification open plan dining kitchen with a feature picture window and a glazed sliding door to the patio area. The kitchen is fitted with an excellent range of quality units, luxury worksurfaces, a feature island with breakfast bar and a selection of integrated appliances. On the first floor there is a generous lounge that has doors leading out on to a balcony that overlooks the rear garden and the park beyond, there is also a bedroom and a washroom / laundry on this floor. To the top floor there is a generous bedroom with fitted wardrobes and an en-suite shower room/wc. Externally there are delightful communal grounds, a driveway to the front, an integral garage and an attractive low maintenance garden to the rear. This secluded, yet convenient location is ideally placed for local amenities, well regarded schools, shopping facilities and also for access into Sunderland City Centre and transport connections. We highly recommend arranging a detailed inspection to fully appreciate the quality of accommodation this outstanding home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Reception Hall



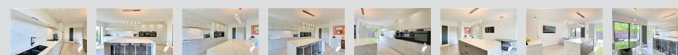
Impressive hallway with staircase to first floor, tall radiator and doors leading off to cloakroom, garage and dining kitchen.

Cloakroom/WC



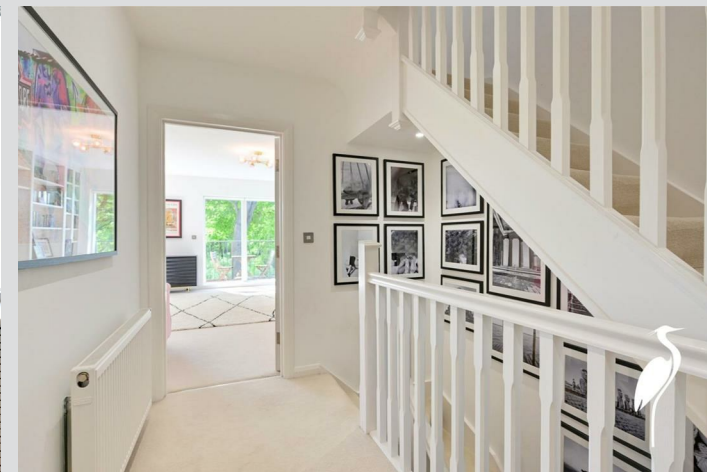
Low level WC and washbasin, chrome ladder style radiator.

Dining Kitchen 22'7" x 15'2"



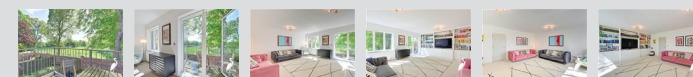
A stunning open plan dining kitchen fitted with a fabulous range of contemporary units with luxury work surfaces over, matching feature island with breakfast bar, integrated appliances include two Bosch ovens, microwave oven, warming drawer, AEG induction hob, fridge and freezer, large double glazed picture window overlooking the garden, double glazed sliding door to patio area, two tall radiators.

First Floor Landing



Radiator, staircase to second floor and doors leading off to lounge, washroom/laundry and bedroom 4.

Lounge 17'5" x 17'4" not including media wall



This spacious room has a double glazed sliding door leading out onto balcony area which overlooks the garden and park beyond, double glazed window to rear, two radiator and a superb media wall with cabinets and bookshelves.

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MAIN ROOMS AND DIMENSIONS

Washroom/Laundry



Low level WC and washbasin, chrome ladder style radiator, double glazed frosted window, tiled floor and space for washing machine and tumble dryer.

Bedroom 4 12'7" not inc robes x 10'1"



Double glazed window to front, radiator and fitted wardrobes.

Second Floor Landing



Radiator and staircase continues to top floor. Doors leading off to bedrooms 1 and 3 and the shower room.

Bedroom 1 15'2" x 18'1" max including robes



Two double glazed windows to rear providing superb open views over the park, two radiators, fitted wardrobes and matching drawers. Door to en-suite.

En-Suite Bathroom



Modern suite with low level WC with concealed cistern, washbasin set into vanity unit, panel bath and step in shower cubicle with mains shower, tiled walls and floor, chrome ladder style radiator.

Bedroom 3 10'5" x 9'8"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Contemporary suite with low level WC, washbasin and step in shower cubicle with mains shower, chrome ladder style radiator, tiled floor, part tiled walls and double glazed window.

Top Floor Landing

Velux window providing natural light and door to bedroom 2.

Bedroom 2 18'6" max inc robes x 11'10" extending to 21'1" ma



This generously proportioned room has a double glazed door leading out to the balcony area which provides a wonderful aspect over the park, radiator, fitted wardrobes, two Velux windows and door to en-suite.

En-Suite Shower Room



Modern suite with low level WC, washbasin and step in shower cubicle with mains shower, chrome ladder style radiator, tiled walls and floor, Velux window.

Outside



To the front of the property there is a driveway providing off street parking access to the integral garage. To the rear there is a delightful low maintenance garden with a patio area and artificial grass. Attractive communal grounds for residents only.

Garage 16'5" x 8'10"

Up and over access door and internal door to main hallway.

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.

Commitee Payment

We have been advised that the residents of Brookfield Gardens pay a monthly charge of £30 towards gardens and maintenance etc.

Important Notice - Particulars

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.

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MAIN ROOMS AND DIMENSIONS

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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

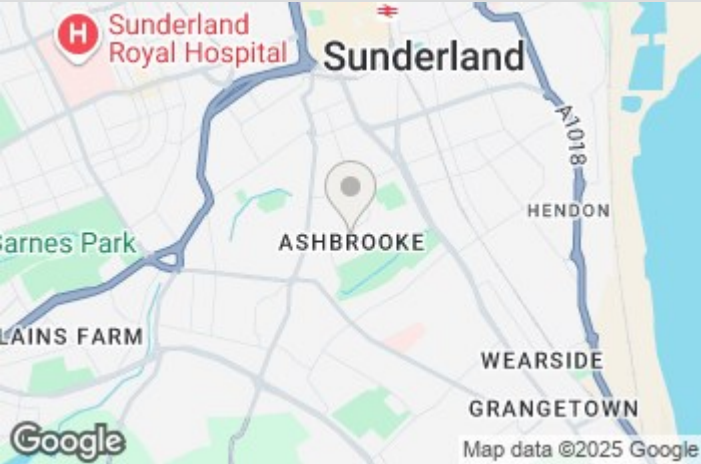
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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

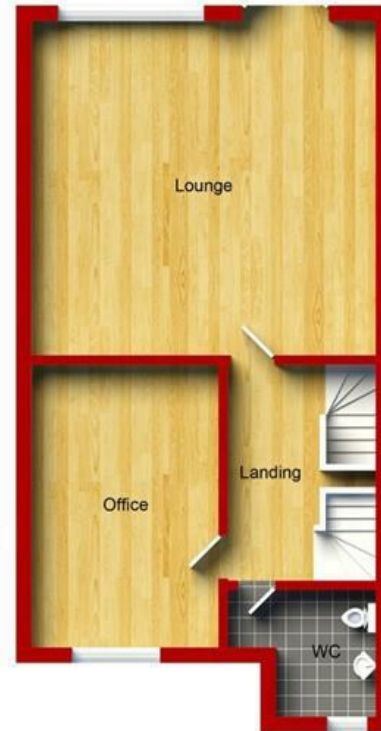
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO2 emissions		
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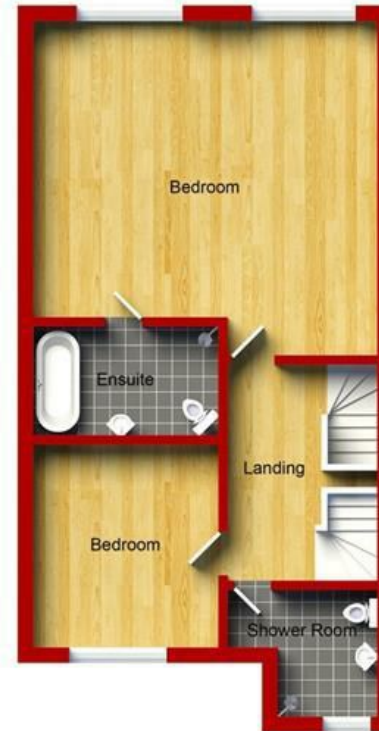
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Ground Floor
Approximate Floor Area
(63.10 sq.m)



First Floor
Approximate Floor Area
(57.10 sq.m)



Second Floor
Approximate Floor Area
(57.10 sq.m)



Room In Roof
Approximate Floor Area
(36.40sq.m)

