









This beautifully presented Freehold detached house occupies a superb cul-de-sac position within this small, sought-after executive development. The property was originally constructed as a four bedroom but our clients have opened up two rooms to create one larger bedroom, the new owner could of course reinstate back to four bedrooms if required. Internally the immaculate accommodation includes an entrance hall with a cloakroom/wc and staircase to the first floor. There is an attractive lounge with a large window to the front that opens through to the dining room. From the dining room there are sliding glazed doors leading through to a delightful garden room and there is an impressive kitchen / diner, fitted with an excellent range of modern units and a selection of integrated appliances. On the first floor there is master bedroom with fitted wardrobes and a generous en-suite shower room/wc with a dressing area, two further well-proportioned double bedrooms and a main shower room/wc. Externally there is a pleasant garden to the front and side, a block-paved driveway, providing off street parking, an integral garage with remote control access door and a wonderful garden to the rear with a lawn, patio area and well-stocked, established borders. This ever popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. We advise early viewing, to appreciate the accommodation on offer and to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Hall



Staircase to first floor and radiator.

Cloakroom/WC



Low level WC with concealed cistern and washbasin vanity unit, double glazed window and radiator.

Lounge 14'2" x 12'4"



Large double glazed window to front, radiator and inset contemporary fire and the room opens through into dining room.

Dining Room 12'0" x 8'7"



Radiator, glazed sliding door to garden room and door to kitchen.

Garden Room 13'1" x 10'9"



Double glazed windows overlooking the garden, door to patio area.

Breakfasting Kitchen 16'2" x 11'9"



Fitted with a range of modern units with work surfaces over incorporating sink and drainer unit, integrated appliances include Bosch electric oven, Bosch gas hob, fridge freezer, Neff dishwasher and AEG washing machine, double glazed windows to side and radiator, radiator, double glazed door to side and built in cupboard.

First Floor Landing

Built in cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 12'4" x 11'4" max including fitted robes



Double glazed bow window to front, radiator, fitted mirror fronted sliding wardrobes and door to en-suite.

En-Suite/Dressing Room



Low level WC with concealed cistern, washbasin set into vanity unit, step in shower cubicle with mains shower, double glazed window to front, tiled floor, chrome ladder style radiator and built in cupboard.

Bedroom 2 14'10" x 9'0"



Originally two separate rooms which have been opened up to create one large room. Two double glazed windows to rear and two radiators.

Bedroom 3 9'4" x 11'10" max including fitted robes



Double glazed window to rear, fitted mirror fronted sliding wardrobes and radiator

Shower Room



Low level WC with concealed cistern, washbasin set into vanity unit and double step in shower cubicle with mains shower, tiled floor, chrome ladder style radiator and double glazed window.

Outside



There is an attractive garden to the front and side of the property, block paved driveway providing off street parking and access to garage. To the rear there is a delightful garden with lawn, patio and established well stocked planted borders.

Garage 17'5" x 8'5"

Integral garage with remote control roller shutter access door, double glazed window to side, wall mounted boiler and internal door to hall.

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.

Solar Panels

We have been advised by our client that the solar panels are on a lease agreement for 25 years, start date 7/3/2012.

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.

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

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MAIN ROOMS AND DIMENSIONS

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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

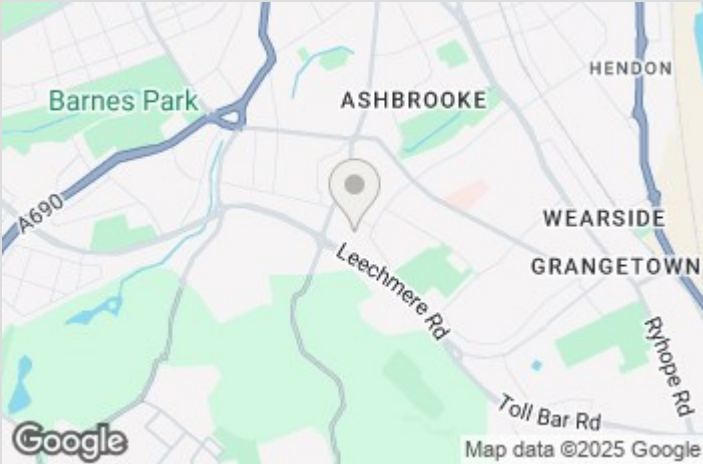
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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		
	81	83
EU Directive 2002/91/EC		
England & Wales		

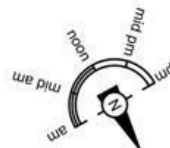
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
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Ground Floor
Approximate Floor Area
(83.40sq.m)



First Floor
Approximate Floor Area
(61.90sq.m)