















A fabulous three / four bedroom, detached bungalow, providing immaculate and spacious accommodation, all on one level. Internally the impressive accommodation includes a generous reception hall and a lounge / potential fourth bedroom at the front. To the rear there is a fabulous dining kitchen, fitted with a range of units, a selection of integrated appliances and an island. From the kitchen there are double doors leading through to a stunning living / garden room, featuring a vaulted ceiling with sky light windows and there are French doors to the garden. There are three bedrooms and a modern bathroom/wc with a free standing bath and a shower cubicle. Externally there is a block-paved drive to the front with electric car charging point, a useful car port with additional covered area and a wonderful, landscaped garden to the rear with artificial grass, patio and decked areas, along with established planting. The property is ideally placed for a range of amenities and boasts excellent transport links to Sunderland City Centre and wider road networks. We highly advise arranging a viewing to appreciate the accommodation on offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

### Reception Hall



This generous and impressive hallway with 2x radiators.

### Lounge/Bedroom 4 13'2" x 11'10"



This versatile room is currently used as a lounge. Double glazed windows to both front and side, and radiator.

### Kitchen/Diner 18'9" x 13'3"



Fitted with an excellent range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, feature island unit, integrated appliances include double electric oven, electric hob, dishwasher and washing machine, American style fridge freezer included, double glazed French doors to side decked area, radiator and double doors leading through to living/garden room.

### Living/Garden Room 16'11" x 11'11"



Enjoying a vaulted ceiling with two skylight windows, double glazed window to side, radiator and double glazed French door providing access to rear garden.

### Bedroom 1 11'11" x 11'11" max including fitted robes



Double glazed window to front, radiator, fitted wardrobes and matching drawer units.

### Bedroom 2 11'10" x 8'11"



Double glazed window to side and radiator.

### Bedroom 3 11'10" x 8'0"



Double glazed window to rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit, free standing bath and step in shower cubicle, chrome ladder style radiator and two double glazed windows.

## Outside



Block paved driveway to the front with electric car charging point providing off street parking with access to a useful carport and has additional covered area, and to the rear there is a wonderful garden with artificial grass, patio and decked areas, attractive established planting.

## Council Tax Band

The Council Tax Band is Band C

## Tenure Freehold

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

## 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

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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

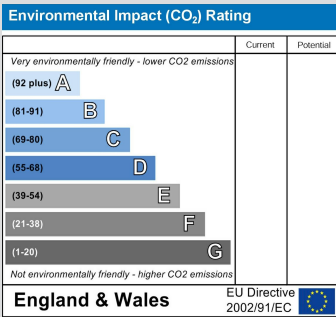
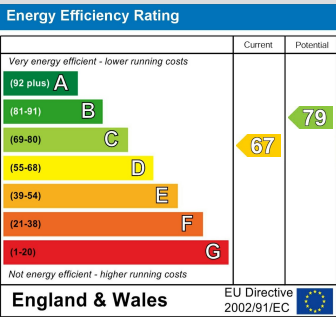
## Opening Times

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.



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