









A deceptively spacious four bedroom and two bathroom detached home with generous south facing gardens to the rear on this highly desirable executive development being ideal for the A19 and Sunderland city centre.

Internal accommodation comprising reception hall, ground floor WC, lounge, dining room, kitchen, conservatory, four first floor bedrooms, en-suite and a bathroom whilst externally there is a double drive to the front, integral garage (partitioned) and magnificent south facing gardens to the rear.

Carrying a very competitive asking price, the property is well placed for a superb range of amenities and must be viewed as a matter of urgency as considerable interest is anticipated.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall



Double radiator and stairs to first floor. Door to lounge.

Lounge 15'8" x 15'1"



Double glazed bay window to front elevation, feature fireplace and double radiator. Opening into dining room. Door to kitchen.

Dining Room 9'0" x 8'6"



Double radiator and double glazed sliding Patio door to conservatory.

Conservatory 7'11" x 10'2"



Double glazed windows and UPVC French patio doors to rear.

Kitchen 14'11" x 8'5"



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap over. Integrated oven, gas hob and cooker hood, low level fridge and freezer. Space provided for a washing machine. 2x double glazed windows and UPVC door to rear garden. Door to rear lobby.

Rear Lobby

Doors to WC and converted store room.

Ground Floor WC



Low level WC and washbasin, radiator and double glazed window to side elevation.

Store Room 7'8" x 11'2"



Formally the garage and being used for store, this room houses the wall mounted boiler, providing space for additional fridge freezer, washing machine and tumble dryer. Storage to the front via access door.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Storage cupboard

Principle Bedroom 12'7" x 9'9"



Double glazed window to front elevation, radiator and built in mirrored fronted sliding door wardrobes. Door to en-suite.

En Suite Shower Room



Low level WC, washbasin set into vanity unit and shower cubicle, radiator and double glazed window.

Bedroom 2 8'2" x 9'11"



Double glazed window to rear elevation, radiator and built in wardrobes.

Bedroom 3 8'0" x 9'9"



Double glazed window to front elevation, radiator and built in wardrobes.

Bedroom 4 8'2" x 11'10"



Double glazed window to rear elevation, radiator and access point to loft.

Bathroom



Low level WC, washbasin and bath with shower attachment, radiator and double glazed window to rear elevation.

Outside



Garden to the front with driveway providing off street parking. Delightful garden to the rear mainly laid to lawn with block paved patio seating area. Side access gate.

Council Tax Band

The Council Tax Band is Band D.

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

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The particulars are set out for general guidance only for 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.

Sea Road Viewings

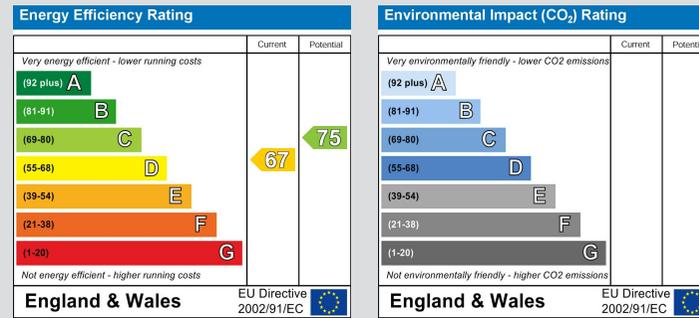
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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Ground Floor



First Floor

Approximate total area⁽¹⁾

111.8 m²

1203 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

