





peterh
sales





An extended four bedroom detached house, providing impressive and deceptively spacious accommodation. Occupying a particularly unique setting within the sought-after Humbledon Hill area of Sunderland, this one of just two properties originally constructed on the historic site of a former farmyard, enjoying a distinctive position with an interesting sense of history and character. Internally the beautifully presented accommodation includes a hall with staircase to the first floor and a cloakroom/wc. There is an attractive lounge to the front with double doors to a generous dining room with a study area that features a glazed door to the rear garden. The stylish and well-proportioned dining kitchen is fitted with an excellent range of units and there is a useful utility. To the first floor there is a principle bedroom with fitted wardrobes and a luxury en-suite shower room/wc, second bedroom with an en-suite wash room/wc, two further bedrooms and a superb, contemporary family bathroom/wc, incorporating a shower cubicle. Externally there is a garden to the front with a block-paved driveway, an integral garage and a wonderful garden to the rear with artificial grass, patio, decked area, water feature, planted borders and a summer house, providing an excellent entertaining area. This popular location provides easy access to local amenities, shops and schools as well as offering transport connections to Sunderland City Centre and surrounding areas. We highly advise arranging a detailed inspection to appreciate this outstanding home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite entrance door into

Reception Hall



Stairs to first floor with storage under and doors to

Lounge



Double glazed bay window to front elevation. Feature fireplace with wood burning stove, parquet flooring and radiator. Wooden sliding double doors opening into

Dining Room



Parquet flooring, radiator and wooden sliding door to Kitchen & Dining Space

Study Area



Double glazed UPVC French patio doors providing access to the garden. Open plan into study area.

Kitchen & Dining Space



Fitted with a range of high gloss wall and base units with countertops over incorporating a 1.5 bowl sink and drainer with mixer tap. Integrated double oven with gas hob and hood, space provided for an American style fridge freezer. Travertine natural stone tiled flooring, cloakroom/storage cupboard and cast iron radiator. Doors to utility and garage and double glazed window to rear elevation

Utility



Wall units and space for a washing machine and dishwasher. Double glazed window and door to rear garden.

Cloakroom/WC



Fully tiled featuring a Low level wc with concealed cistern and a hand wash basin.

First Floor Landing



Storage cupboard and access point to loft.

Principle Bedroom



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

Visit www.peterheron.co.uk or call **01915103323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

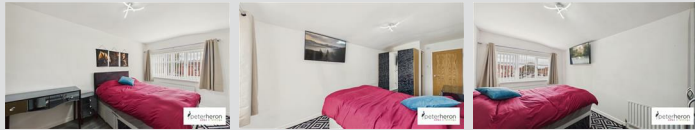
MAIN ROOMS AND DIMENSIONS

En Suite Wetroom



Fully tiled with a dual head waterfall shower, low level wc and Jack & Jill hand wash basins. Chrome heated towel rail and LED touch operated mirror

Bedroom 2



Double glazed window to front, 2x radiators and doors to en suite

En Suite



Low level wc with concealed cistern and hand wash basin set into vanity unit. Radiator and double glazed window.

Bedroom 3



Double glazed window to rear and a radiator

Bedroom 4



Double glazed window to rear and a radiator

Family Bathroom



Fully tiled featuring a bath, shower cubicle, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail and double glazed window to rear

Outside



Generously sized, beautifully landscaped rear garden with lawned, gravelled and decked areas. Benefitting from an attractive, self generating water stream and a well built summerhouse. Generously sized block paved driveway to the front providing off street parking.

Summerhouse



Multi-functional space with windows and door to garden

Garage

Well sized garage accessed via an electric roller shutter door

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

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.

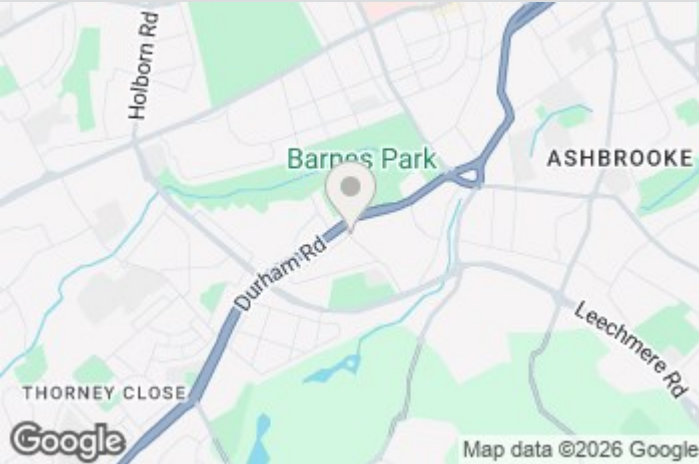
Visit www.peterheron.co.uk or call **01915103323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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 £300.00 by Movewithus Ltd.



Fawcett Street Viewings

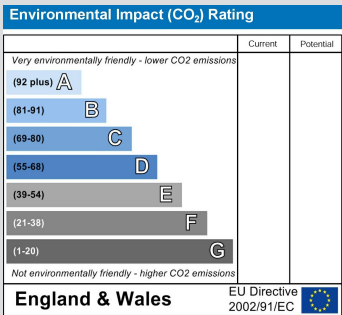
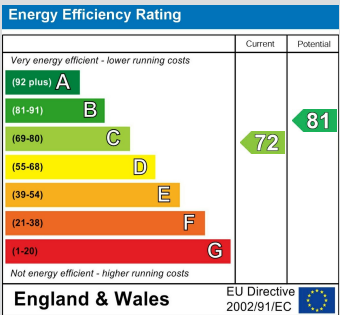
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 01915103323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Approximate total area⁽¹⁾

99.1 m²

1068 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

