









A beautifully presented four bedroom detached house, situated within this attractive, modern development. The property provides a 'turnkey' standard of accommodation, accessed via a reception hall with a cloakroom/wc and staircase to the first floor. There is a lounge to the front and to the rear a fabulous open plan kitchen / dining and living area, the kitchen is fitted with an excellent range of stylish units and a selection of integrated appliances. On the first floor there is an impressive principle bedroom, featuring a walk in dressing area with fitted wardrobes and an en-suite shower room/wc. There are three further well-proportioned bedrooms and a modern family bathroom/wc . Externally there is a garden to the front with a driveway providing off street parking and access to an integral garage whilst to the rear is a delightful lawned garden. This location is ideally placed for local amenities, shops and schools as well as offering excellent links to major road connections including the A19. We highly recommend early viewing to appreciate this beautiful home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Reception Hall



Staircase to first floor and radiator.

Cloakroom/WC



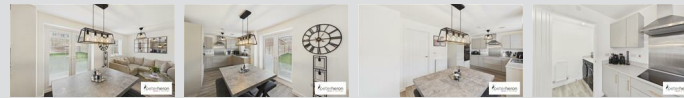
Low level WC and washbasin.

Lounge



Double glazed bow bay window to front and radiator.

Open Plan Living/Dining and Kitchen



Kitchen



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include electric double oven, induction hob, dishwasher, fridge and freezer. Double glazed French door to rear garden, two double glazed windows and radiator. Door to utility.

Utility



Fitted work surfaces, space below for washing machine and tumble dryer, radiator and built in cupboard.

First Floor Landing

Bedroom 1



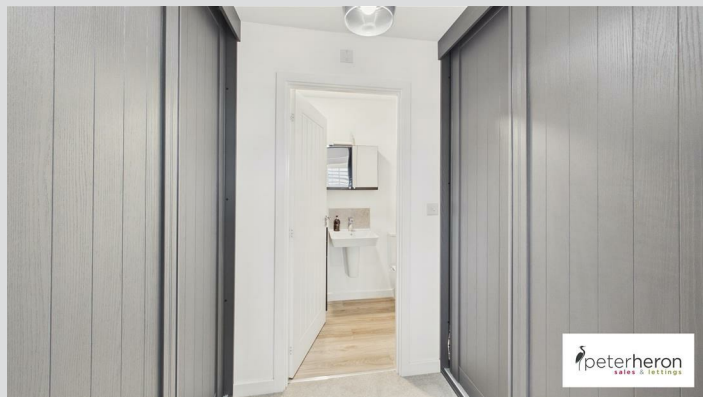
Two double glazed windows to front and two radiators. Access to walk in dressing area.

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

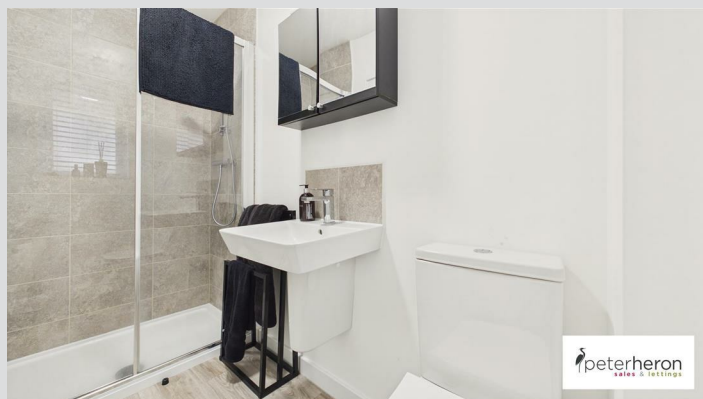
MAIN ROOMS AND DIMENSIONS

Dressing Area



Fitted sliding door wardrobes and door to en-suite.

En-Suite Shower Room



Low level WC, washbasin and step in shower cubicle with mains shower, radiator and double glazed window.

Bedroom 2



Double glazed window to front, radiator and built in cupboard.

Bedroom 3



Double glazed window to rear and radiator.

Bedroom 4



Double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin, panel bath and shower cubicle with mains shower, double glazed window and radiator.

Outside



To the front of the property there is a garden with a driveway providing off street parking, access to integral garage, whilst to the rear there is a delightful garden laid mainly to lawn.

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.

MAIN ROOMS AND DIMENSIONS

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 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

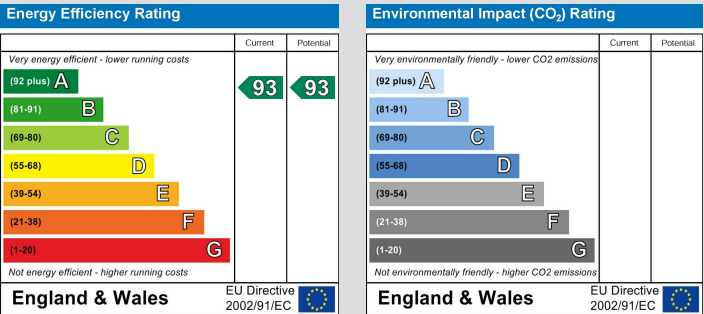
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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



Ground Floor



First Floor

Approximate total area⁽¹⁾

126.6 m²

1363 ft²

Reduced headroom

1.2 m²

13 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.

GIRAFFE360

