

**Broadmeadows**, East Herrington, Sunderland

£350,000


LOVE









Offered with no upward chain, this stunning four bedroom semi-detached house, has been extensively extended and remodelled, to provide an exceptional standard of accommodation. Internally the immaculate and stylish interior on the ground floor is accessed via generous porch, connecting through to a superb lounge with a feature media wall and inset contemporary fire. Glazed double doors lead through to a sensational open plan kitchen, dining and family area with bi-folding doors to the rear patio area, a roof lantern and wood burning stove. The fabulous kitchen is fitted with an excellent range of units, luxury work surfaces, feature island and all white goods included Completing the ground floor is a useful utility and a cloakroom/wc. On the first floor there is a wonderful principle bedroom with a vaulted ceiling, walk in wardrobe and high end en-suite bathroom/wc, incorporating a walk-in shower. There are three further bedrooms and a modern family bathroom/wc. Externally there is a resin driveway to the front, providing extensive off street parking, an integral, wider than average garage and to the rear a delightful, landscaped garden with a lawn, patio and composite decked area. Hot tub and garden furniture included in the sale. The property benefits from CCTV security system, solar panels (owned not leased), double glazing and gas central heating to radiators. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly recommend arranging a detailed inspection to appreciate the standard of accommodation this home has to offer.

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
Access via Composite door.

**Entrance Porch**





Double glazed windows, tiled floor and inner door to hall.

**Lounge 13'9" x 14'6"**







Double glazed window to front, column radiator, media wall with inset contemporary electric fire and granite inserts, Bespoke feature staircase with smoked glass inserts to first floor, solid oak Herringbone flooring, built in cupboard, glazed double doors into open plan kitchen/ dining / family area.

**Open Plan Kitchen/Dining/Family Area 20'6" x 17'9"**






Stunning open plan kitchen, dining and family area with a roof lantern bringing in an abundance of natural light, double glazed bi-folding doors to rear patio. There is a double glazed window to the rear, two column radiators and LVT herringbone flooring. The kitchen is fitted with an excellent range of contemporary wall and base units with luxury work surfaces over incorporating sink and drainer unit, feature island with breakfast bar and pop up sockets, integrated appliances include dishwasher and wine cooler. A door connects through to the utility.

**Kitchen Area**



**Family Area**



**Utility 7'10" x 7'9"**



Base units with American style fridge freezer, washing machine and tumble dryer, radiator. Doors to garage and cloakroom/wc.

**Cloakroom/WC**



Low level WC with concealed cistern and washbasin vanity unit, radiator, tiled floor and part tiled walls.

**First Floor Landing**



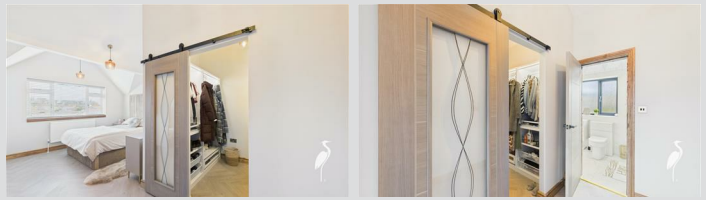
Loft access point and radiator.

**Bedroom 1 11'10" x 12'0"**



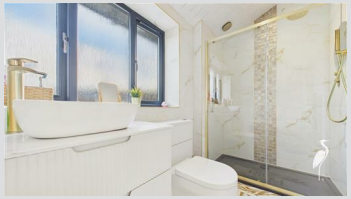
Double glazed window to front, radiator, LVT flooring, feature vaulted ceiling and walk in wardrobes.

**Walk in Wardrobe**



# MAIN ROOMS AND DIMENSIONS

**En-Suite Bathroom**

Luxury suite comprising of a low level WC with concealed cistern, washbasin vanity unit, free standing bath and walk in shower cubicle with mains shower, radiator, tiled walls and flooring, double glazed window.

**Bedroom 2 11'11" x 9'9"**




Double glazed window to front, radiator, solid oak Herringbone flooring and fitted wardrobes.

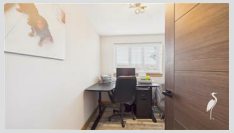
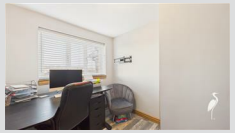
**Bedroom 3 10'8" x 8'8"**





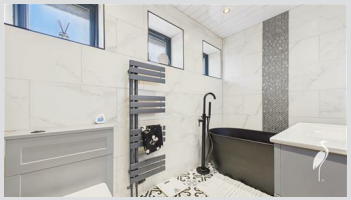
Double glazed window to rear, radiator and built in cupboard.

**Bedroom 4 8'9" x 7'8"**


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

**Family Bathroom**




Contemporary suite comprising of a low level WC with concealed cistern, washbasin vanity unit and free standing bath, feature radiator, tiled walls and flooring, double glazed window and LED mirror.

**Outside**





Generous Resin driveway to the front and access to the integral garage. Landscaped gardens to the rear with lawn, block paved patio seating area and Composite decked seating area. Gate to the rear. Hot tub and garden furniture included in the price.

**Garage**

Access via roller shutter door. External door to rear garden and internal door to utility.

**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.

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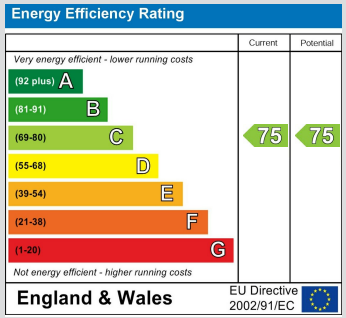
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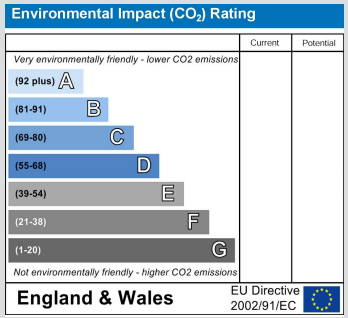
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**Opening Times**
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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Ground Floor




First Floor

peterheron sales & lettings

**Approximate total area**(1)

150.3 m²

1614 ft²

**Reduced headroom**

0.9 m²

10 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.

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