









This stunning four double bedroom detached home, has been extensively upgraded and remodelled creating an exceptional standard of accommodation. Internally the stylish interior is accessed via a reception hall with a cloakroom/wc and a staircase to the first floor. There is a superb lounge to the front, featuring a media wall with inset contemporary fire whilst to the rear there is a fabulous open plan kitchen, dining and family area with a wood burning stove and bi-folding doors to the patio. The kitchen is fitted with an excellent range of quality of units, luxury worksurfaces, a selection of high end integrated appliances and an island with breakfast bar. Completing the ground floor accommodation is a useful utility. To the first floor there is a generous principle bedroom suite with a luxury en-suite bathroom/wc, incorporating a walk in shower that connects through to a fitted dressing room. There are three further well-proportioned bedrooms, one with an en-suite shower room/wc and a modern main family bathroom/wc. Externally there is a block-paved driveway to the front, a double garage with twin remote control roller shutter access doors and to the rear a beautiful, professionally landscaped garden providing a sensational outdoor entertaining area with a lawn, patio area and pergola. The property occupies a cul-de-sac position within this highly regarded development, providing access to a range of local amenities as well as offering excellent links to Sunderland city centre and major road connections to wider parts of the region. Available with no upper chain involved, we highly advise arranging a detailed inspection in order to appreciate this remarkable home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall



Stairs to first floor, Karndean flooring, radiator and cloaks cupboard.

Cloakroom/WC



Low level WC with concealed cistern and mini washbasin, radiator.

Living Room 10'8" x 20'11"



Double glazed box bay window to front, x2 radiators and media wall with inset contemporary electric fire.

Open Plan Living/Dining and Kitchen Area 34'8" x 15'1"



This impressive open plan living space features Bi-folding doors leading out to wonderful rear gardens, double glazed window to rear, radiator and Karndean flooring. Door to utility.

Kitchen Area



Stylish range of wall and base units with work surfaces over incorporating inset sink, feature island with breakfast bar, integrated appliances include oven, microwave oven, induction hob, fridge, wine cooler and dishwasher. Ceiling mounted extractor.

Living Area



Double glazed window to rear, wood burning stove, column radiator and Karndean flooring.

Utility 6'6" x 10'10"

Fitted with wall and base units with sink unit, space for washing machine and tumble dryer, column radiator, Karndean flooring, and the gas central heating boiler concealed behind matching fitted unit. Door to the side of the property.

First Floor Landing



Radiator and built in cupboard housing hot water cylinder.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 17'7" x 16'2"



2x double glazed windows to front, x3 radiator and door to en-suite.

En-Suite Bathroom



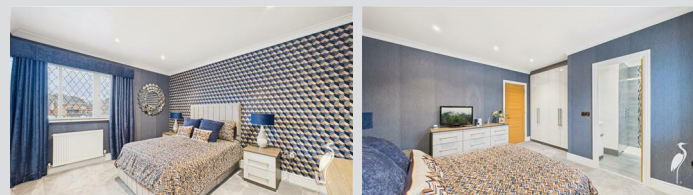
Fabulous contemporary suite comprising of a low level WC with concealed cistern, washbasin vanity unit, free standing bath and walk in shower enclosure, tiled walls, Karndean flooring, double glazed window and heated towel rail.

Dressing Room 5'2" x 9'3"



Double glazed window to rear, radiator and fitted wardrobes.

Bedroom 2 12'5" x 13'4"



Double glazed window to front, radiator and fitted wardrobes. Door to en-suite.

En-Suite Shower Room



Low level WC, washbasin and walk in shower, tiled floor, part tiled walls, double glazed window and radiator.

Bedroom 3 11'11" x 11'8"

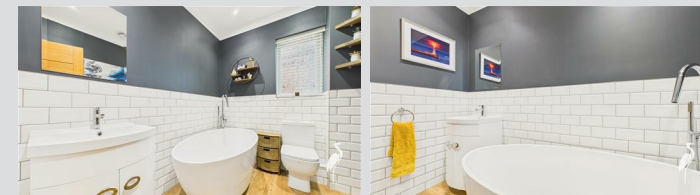


Double glazed window and radiator.

Bedroom 4 8'10" x 11'8"

Double glazed window, radiator and access point to loft.

Family Bathroom



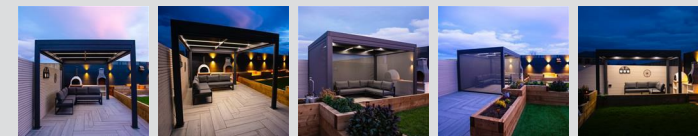
Modern suite comprising of low level WC, washbasin vanity unit and free standing bath, part tiled walls, radiator and double glazed window.

Outside



There is a block-paved driveway to the front, a double garage with twin remote control roller shutter access doors and to the rear a beautiful, professionally landscaped garden providing a sensational outdoor entertaining area with a lawn, patio area and pergola. Water taps to the side of the property and to the rear garden.

Rear Gardens in the Evening



Council Tax Band

The Council Tax Band is Band F.

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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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

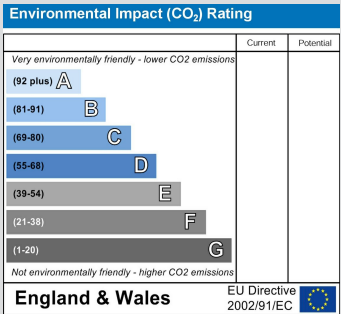
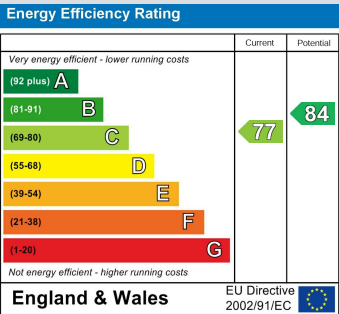
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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Ground Floor



First Floor

Approximate total area⁽¹⁾

194.6 m²
2094 ft²

Reduced headroom

1.9 m²
20 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.

GIRAFFE 360

