













This extended four bedroom detached house, provides a fabulous standard of accommodation and occupies a delightful cul-de-sac position with this small, attractive development. Internally the immaculate accommodation is accessed via a reception hall with Amtico flooring, staircase to the first floor and a cloakroom/wc. There is a lounge to the front with a bay window, a dining room to the rear with French doors to the patio area and there is a stunning open plan kitchen / diner and a family area. The kitchen is fitted with an excellent range of units, luxury worksurfaces and French doors to the rear. On the first floor there is a master bedroom with a contemporary en-suite shower room/wc, three further bedrooms and an upgraded family bathroom/wc. Externally there is a garden to the front with a driveway providing off street parking, an integral garage and a superb garden to the rear with a lawn and patio. The convenient location of the property provides easy access to local amenities, shopping facilities and schools as well as providing excellent links to Doxford International Business Park, Sunderland City Centre and major road connections, including the A19. We highly advise arranging a viewing to appreciate this exceptional home.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

### Reception Hall



Attractive Amtico flooring, staircase to first floor and radiator.

### Cloakroom/WC



Low level WC and washbasin set into vanity unit, period style radiator with heated towel rail, and double glazed window.

### Lounge 17'10" into bay x 10'3"



Double glazed bay window to front, radiator and double doors leading through into dining room.

### Dining Room 10'5" x 9'2"



Double glazed French door to the rear patio area, radiator and door to kitchen.

### Kitchen/Diner & Family Area 19'0" x 10'4" plus 12'9" x 11'1"



This stunning open plan space incorporates the kitchen and family area. The fitted is fitted with an excellent range of contemporary units with luxury work surfaces over incorporating 1 1/2 bowl sink unit, breakfast bar, space for American style fridge freezer, range cooker and washing machine, integrated dishwasher, double glazed radiator.

### Family Area



Radiator, double glazed French doors leading out into the rear patio area and double glazed windows to the side and rear.

### First Floor Landing



Double glazed window to front, built in cupboard providing storage space and housing the boiler.

### Bedroom 1 10'8" x 13'4"



Double glazed window to rear, radiator and built in double wardrobes. Door to en-suite.

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## En-Suite Shower Room



Low level WC, washbasin set into vanity unit and step in shower cubicle with mains shower, period style radiator with heated towel rail and double glazed window.

## Bedroom 2 11'1" x 8'6" not including robes



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

## Bedroom 3 9'1" x 10'4"



Double glazed window to front and radiator.

## Bedroom 4 8'9" x 8'0"



Double glazed window to front and radiator.

## Bathroom



Contemporary suite with low level WC with concealed cistern, washbasin set into vanity unit and P shaped panel bath with mains shower over, double glazed window and period style radiator with towel rail.

## Outside



To the front there is an attractive lawned garden with planted borders, a driveway providing off street parking and access to integral garage. To the rear there is a delightful garden with lawn, patio and planted borders.

## 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

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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.

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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.

## Fawcett Street Viewings

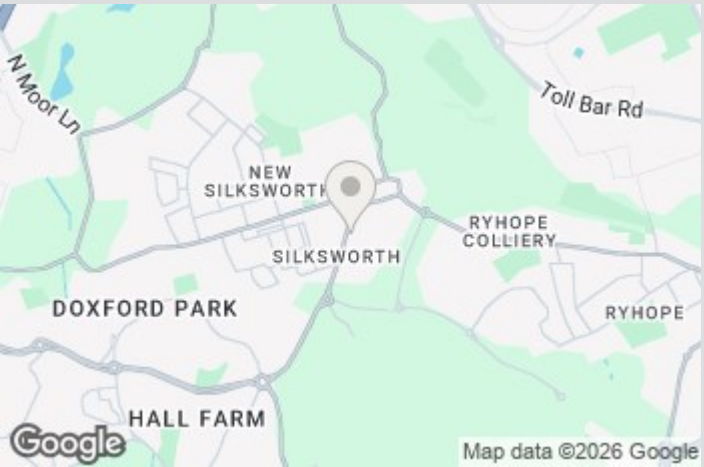
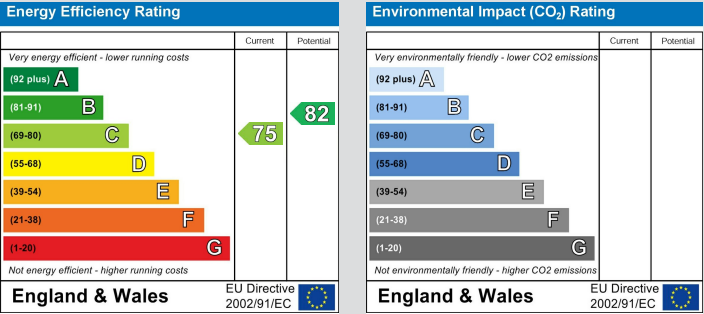
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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  
Approximate Floor Area  
(80.30 sq.m)



First Floor  
Approximate Floor Area  
(64.20 sq.m)

