









This significantly extended four bedroom, double fronted home, occupies a fabulous corner plot on this pleasant cul-de-sac within this highly sought after location. Internally the property provides has been comprehensively upgraded and modernised, providing spacious and beautifully presented accommodation. Accessed via reception hall with a bespoke staircase to the first floor, there are two reception rooms, both with bay window and wood burning stoves. The stunning breakfasting kitchen is fitted with an excellent range of quality units, luxury worksurfaces, breakfast bar, a selection of integrated appliances and bi-fold doors to the rear garden. A door from the kitchen provides access to a useful utility, boot room and a cloakroom/wc. To the first floor there is a principle bedroom with fitted wardrobes and a luxury en-suite shower room/wc, three further bedrooms and a contemporary family bathroom/wc. A fixed staircase from the first floor landing, leads up to an excellent, fully fitted out loft space with two Velux windows. Externally there are attractive gardens to the front, side and rear, the rear featuring beautiful paving, as well as double gates that lead on to a block-paved driveway providing generous off-street parking and access to the garage with remote control roller shutter door. Benefits of note include a fully fitted security system with cameras and Ring Doorbell, double glazing, gas central heating to radiators and solar panels. This convenient location offers easy access to local amenities, shops and schools as well as providing links to Sunderland City Centre and to major road connections. We highly advise arranging a viewing of this exceptional home to appreciate the space and quality this remarkable home has to offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Entrance Hall



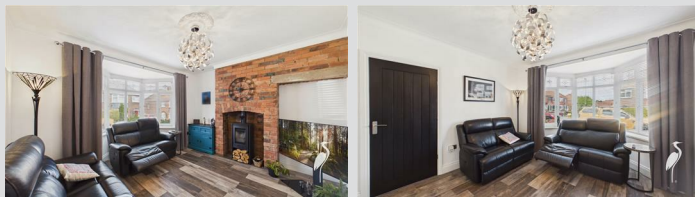
Stairs to first floor with timber and glass balustrade and storage under. Cast iron style period radiator.

### Lounge 13'0" x 17'7"



Double glazed bay window to front, wood burning stove and triple radiator. Door to boot room.

### Sitting Room 12'4" x 11'1"



Double glazed bay window to front, radiator and wood burning stove with exposed brick feature wall.

### Kitchen/Diner 19'3" x 11'3"



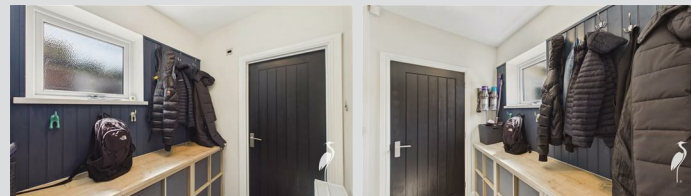
Range of modern wall and base units with countertops over incorporating 1 1/2 bowl undermount sink and drainer with mixer tap. Integrated double oven, electric hob and extractor, dishwasher, tall fridge and tall freezer. 6 seater breakfast bar, column radiator and double glazed Bi-folding doors to rear garden. Doors to utility and boot room.

### Utility 8'6" x 9'3"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated microwave and space for a washing machine, tumble dryer and dishwasher. Double glazed window, triple radiator and UPVC door to rear.

### Boot Room 7'8" x 4'9"



Built in storage, triple radiator and double glazed window to rear. Doors to lounge and WC.

### Washroom



Vanity unit comprising low level WC and washbasin, radiator and double glazed window to rear.

### First Floor Landing



Triple radiator and stairs to loft space with storage under.

### Bedroom 1 10'11" x 16'9"



Double glazed bay window to front, triple radiator and built in wardrobes. Access point to loft and door to en-suite.

Visit [www.peterheron.co.uk](http://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

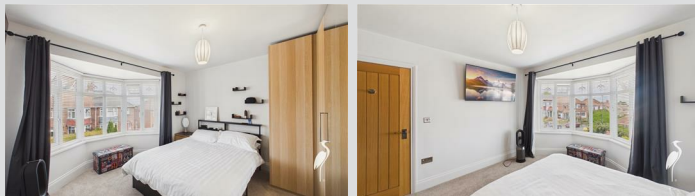
# MAIN ROOMS AND DIMENSIONS

## En-Suite Shower Room



Modern suite with step in shower, vanity unit composing low level WC and washbasin, built in storage with laminate table top and mirror. Double glazed window to rear and column radiator.

## Bedroom 2 11'7" x 13'10"



Double glazed bay window front, triple radiator and built in mirror fronted wardrobes.

## Bedroom 3 11'4" x 11'3"



Double glazed window rear, triple radiator and built in mirror fronted wardrobes.

## Bedroom 4 8'11" x 7'0"



Double glazed window to front and radiator.

## Bathroom



Bath with shower over, vanity unit comprising of low level WC and washbasin, radiator and two double glazed windows to rear.

## Outside



Attractive garden to the front with artificial lawn and block paved area. Private low maintenance paved garden to the rear with steps up to the block paved driveway and garage.

## Garage 10'0" x 16'6"

## 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.

## Solar Panels

We have been advised by our clients that the solar panels are owned. 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.

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.

Visit [www.peterheron.co.uk](http://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

## Fawcett Street Viewings

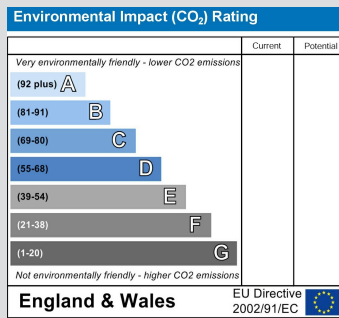
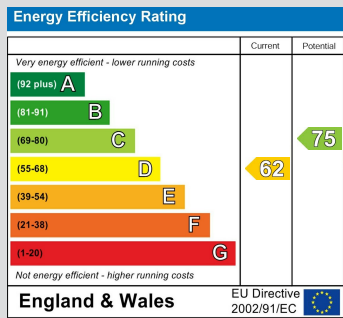
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.

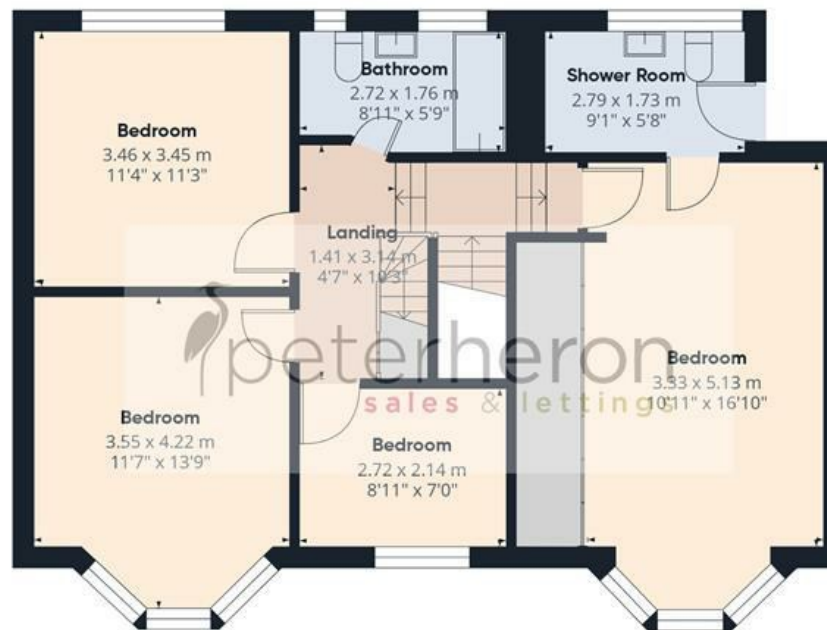


Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **01915103323**

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



Ground Floor



First Floor



Second Floor



Approximate total area<sup>(1)</sup>

173.8 m<sup>2</sup>

1872 ft<sup>2</sup>

Reduced headroom

8 m<sup>2</sup>

86 ft<sup>2</sup>

(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