

Cottonwood, Burdon Vale, Sunderland £234,995











An impressive four bedroom detached home, enjoying a superb position within this ever popular location. The well presented internal accommodation includes an entrance lobby, an attractive lounge with a media wall, incorporating a contemporary fire and an impressive breakfasting kitchen. Completing the ground floor is a useful utility and a cloakroom/wc. On the first floor there is a principle bedroom with an en-suite shower room/wc, three further bedrooms and a modern family bathroom/wc. Benefiting from gas central heating and UPVC double glazing, the property has a drive to the front, providing off street parking and access to an integral garage whilst to the rear there is a garden with a large paved patio area. This location offers convenient access to local amenities, shops and schools and is ideally located for Doxford International Business Park and major road links including the A19. Early viewing highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Lobby
Radiator and door to lounge

Lounge 15'5" x 12'1"



Double glazed box bay window to front elevation, built in media wall with electric fire and spotlights and 2x radiators. Stairs to first floor and door to kitchen.

Breakfasting Kitchen 9'7" x 17'9"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated double oven, 5 burner gas hob with hood, microwave and dishwasher. Space provided for an American style fridge freezer. 2 Seater breakfast bar and radiator. Double glazed window and UPVC double glazed door to rear. Door to utility.

Utility 4'10" x 4'11"



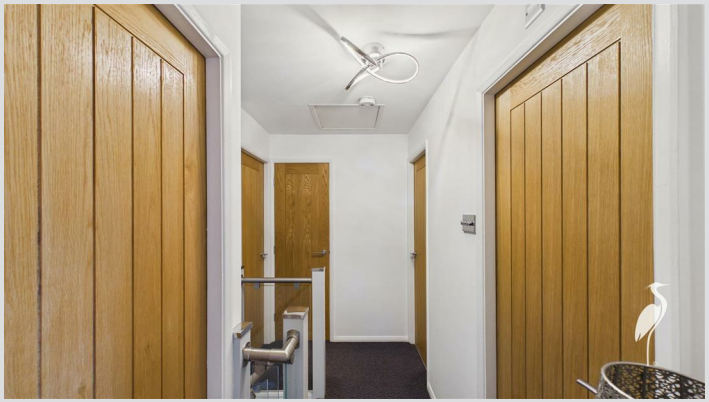
Providing space for a washing machine and tumble dryer also housing wall mounted boiler (installed 2026). Radiator and UPVC door to rear. Door to WC.

Ground Floor WC



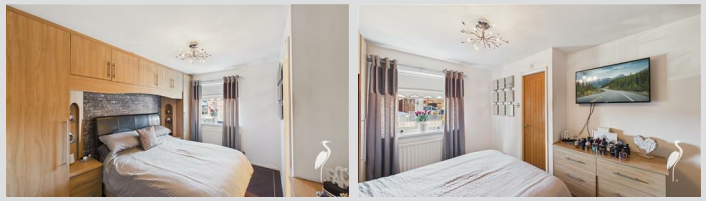
Low level WC and washbasin, chrome heated towel rail and double glazed window to side elevation.

First Floor Landing



Access point to loft and storage cupboard.

Bedroom 1 13'2" x 10'2"



Double glazed window to front elevation, radiator and built in wardrobes. Door to en-suite.

En Suite Wet Room



Low level WC, washbasin and shower, double glazed window to front elevation and radiator.

Bedroom 2 11'7" x 8'7"



Double glazed window to front elevation, radiator and built in storage.

MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'8" x 8'7"



Double glazed window to rear elevation and radiator.

Bedroom 4 9'3" x 6'9"





Double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin set into vanity unit and bath with shower over, double glazed window to rear.

Outside













Drive to the front, providing off street parking and access to an integral garage with EV charger. To the rear there is a garden with a large paved patio area.

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.

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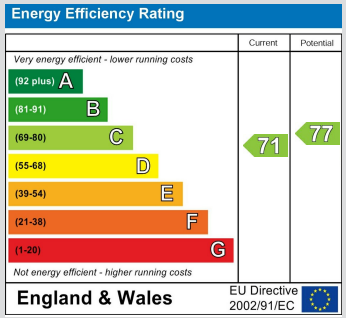
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

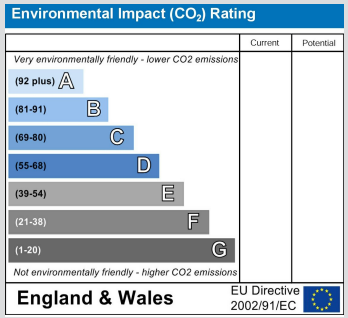
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

MAIN ROOMS AND DIMENSIONS

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



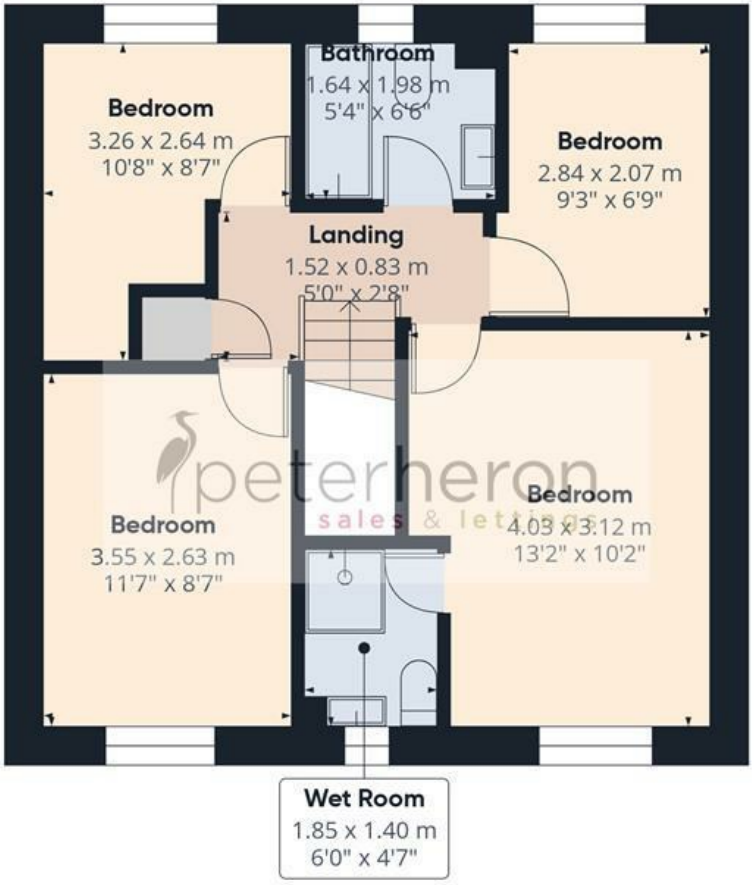




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Ground Floor



First Floor

Approximate total area(1)

93.8 m²

1008 ft²

Reduced headroom

1.1 m²

12 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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