









Boasting an impressive ground floor extension and offering generous family sized living accommodation, this delightful four bedroom and two bathroom detached home with ample gardens to the rear, offers an exciting opportunity for those looking for a home on the ever popular Fulford Grange. Internal accommodation comprises entrance hall, cloakroom/WC, lounge, dining room, kitchen and garden room whilst to the first floor four bedrooms and two bathrooms. Features of note include gas central heating and double glazing, to the exterior there is a large driveway to the front providing off street parking for 2+ cars, integral garage and substantial gardens to the rear enjoying a southerly aspect. Sitting close to the A19 and being perfect for Nissan, Doxford International Business park and Amazon workers, the property is well placed for Castletown village centre, Sunderland City centre and major commuting road networks to Newcastle and Durham City. Available with no upward chain, this superb home must be viewed as matter of urgency as considerable interest is anticipated.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Entrance Hall



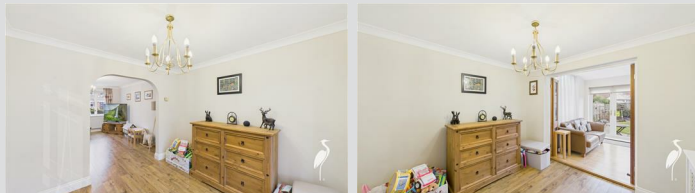
Radiator.

### Lounge 13'2" x 15'5"



Double glazed bay window to front and radiator. Open plan into dining room.

### Dining Room 9'9" x 9'8"



Radiator and doors to sun room. Door to kitchen.

### Kitchen 15'5" x 7'5"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, 5 burner gas hob and cooker hood. Space for a fridge freezer and dishwasher. Radiator and built in shelving. Door to utility and open plan into sun room.

### Garden Room 23'4" x 9'5"



Double glazed windows and UPVC French patio doors to rear. Radiator and 3x Velux windows.

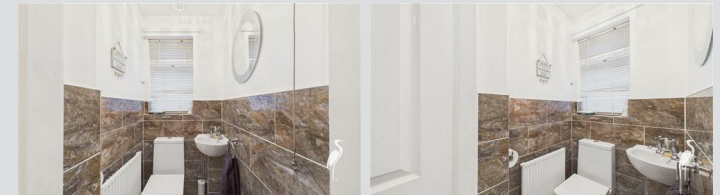
### Utility 11'11" x 4'10"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer. Space for

washing machine and tumble dryer. Double glazed windows to rear and radiator. Door to garage.

### Cloakroom/WC



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

### First Floor Landing



Access point to loft.

### Bedroom 1 9'8" x 12'8"



Double glazed window rear, radiator and door to en suite.

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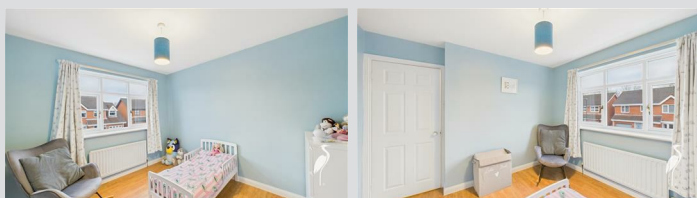
# MAIN ROOMS AND DIMENSIONS

## En-Suite Shower Room



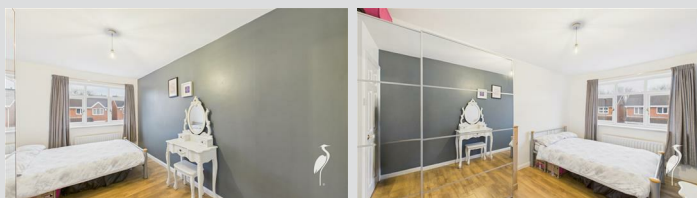
Low level WC, washbasin set into vanity unit, bidet and shower cubicle, chrome heated towel rail and double glazed window.

## Bedroom 2 8'9" x 15'6"



Double glazed window to front and radiator.

## Bedroom 3 9'3" x 10'8"



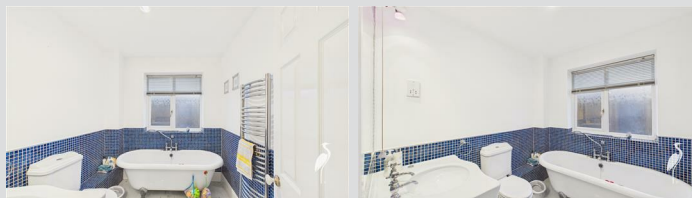
Double glazed window to front and radiator.

## Bedroom 4 10'0" x 9'9"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin and bath, chrome heated towel rail and double glazed window.

## Outside



Garden to the front with driveway providing off street parking leading to garage, whilst to the rear there is good size garden laid mainly to lawn with planted borders and patio seating 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.

## Important Notice - Particulars

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# MAIN ROOMS AND DIMENSIONS

## Sea Road Viewings

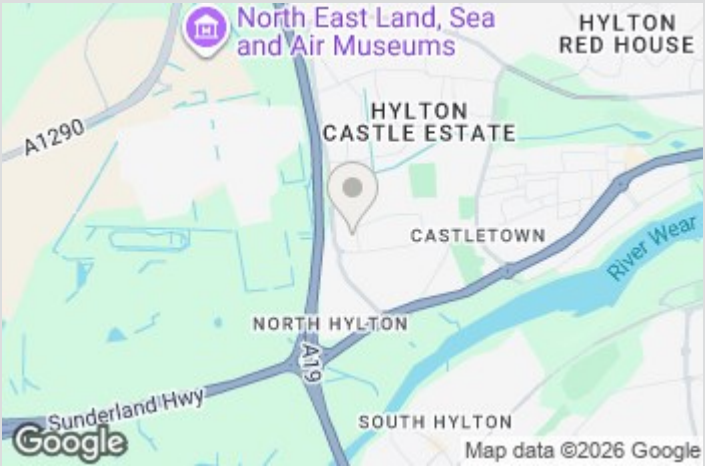
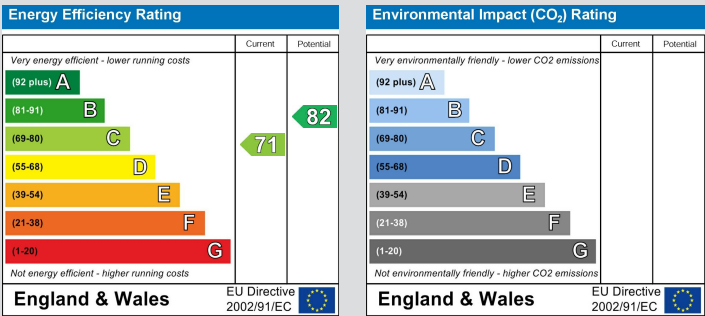
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

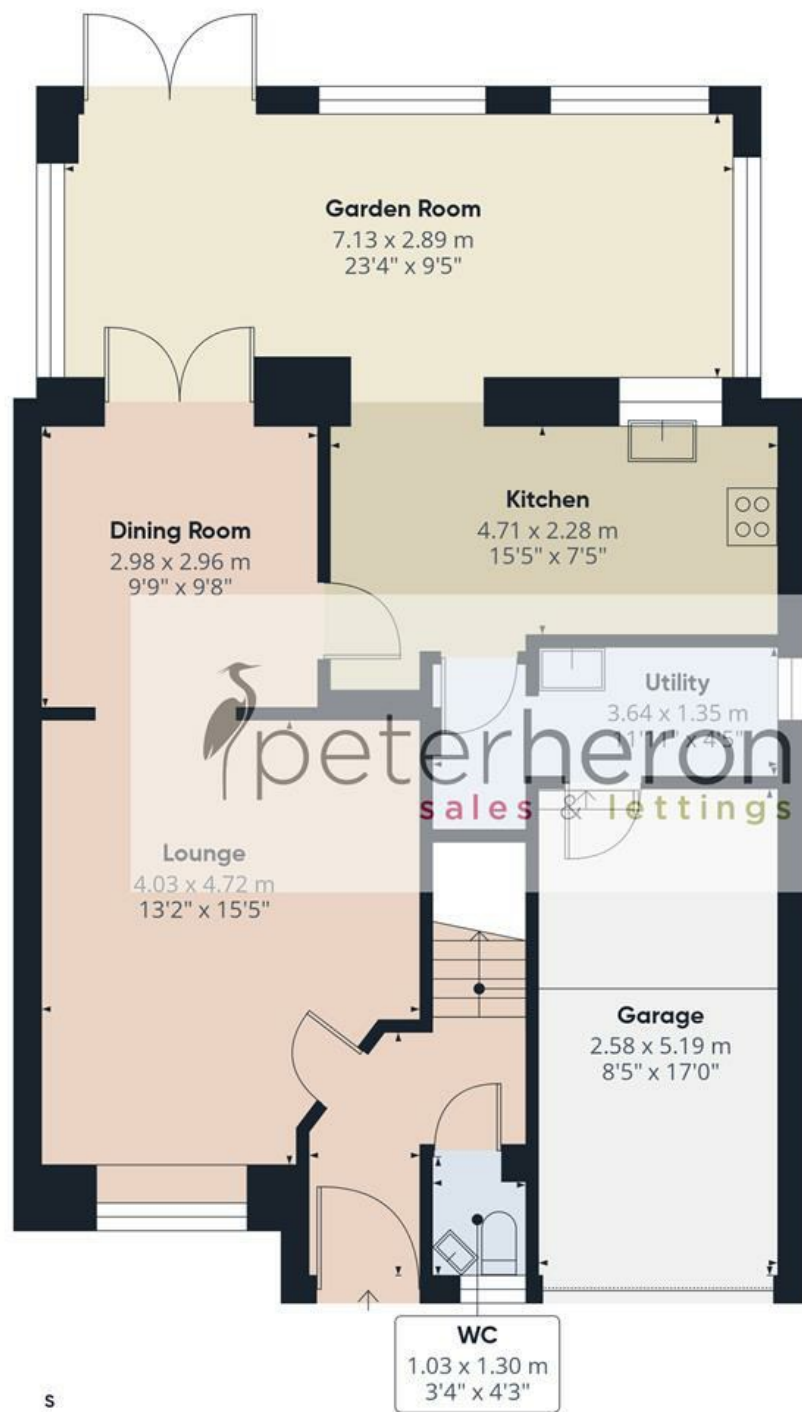
## Ombudsman

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

142.6 m<sup>2</sup>

1535 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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