









This attractive four bedroom detached house, occupies a delightful cul-de-sac position within this small, sought-after executive development. Internally the well-appointed accommodation includes a hall with a cloakroom/wc and staircase to the first floor, there is a superb lounge with bay window to the front, separate dining room and a conservatory. There is a modern breakfasting kitchen and a useful utility, completing the ground floor accommodation. On the first floor there is master bedroom with fitted wardrobes and en-suite shower room/wc, three further well-proportioned bedrooms and a family bathroom/wc. Externally there is a long block-paved driveway, providing generous off street parking, an integral garage with remote control access door and a pleasant garden to the rear, laid mainly to lawn with a patio area. This ever popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. The property can be available with no upper chain involved, we advise early viewing, to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall



Staircase to first floor, radiator and built in cupboard. Door to garage.

Cloakroom/WC



Low level WC, washbasin, tiled walls and floor, chrome ladder style radiator and double glazed window.

Lounge 17'3" into bay x 11'1"



Double glazed bay window to front, radiator, feature fireplace and double doors lead through to

Dining Room 10'0" x 9'10"



Radiator and patio door connecting through to
Conservatory 12'6" x 12'1"



Double glazed door leading out to patio area and double glazed windows providing a pleasant aspect over the garden.

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MAIN ROOMS AND DIMENSIONS

Breakfasting Kitchen 9'9" x 9'6"



Fitted wall and base units with work surfaces over incorporating a breakfast bar and sink and drainer unit, integrated appliances include an oven and hob, extractor chimney over, fridge and freezer and a dishwasher. Double glazed window to rear.

Utility 9'6" x 5'8"



Fitted wall and base units with work surfaces over incorporating a sink and drainer unit, space for washing machine, wall mounted central heating boiler. Double glazed window, radiator and part glazed door leading out to the rear garden.

First Floor Landing

Built in cupboard.

Master Bedroom 17'8" max into bay & inc. fitted robes x 11'5" inc



Double glazed bay window to front, radiator and fitted wardrobes.

En-Suite



Low level WC, washbasin and step in shower cubicle with mains shower, chrome ladder style radiator, tiled walls and floor, double glazed window.

Bedroom 2 14'4" max inc. fitted robes x 9'3"



Double glazed window to rear, radiator, fitted wardrobes and fitted desk with drawer units.

Bedroom 3 10'0" x 9'4"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 4 8'6" x 7'10"



Double glazed window to front and radiator.

Family Bathroom



Low level WC, washbasin set into vanity unit and panel bath with shower attachment, tiled walls and floor, chrome ladder style radiator and double glazed window.

Outside



Long block paved driveway to the front providing off street parking with access to GARAGE, there is also a pleasant garden to the front, whilst to the rear there is delightful garden laid mainly to lawn with a patio area..

Garage 17'8" x 7'10"

Remote control roller shutter access door, the garage benefits from power and lighting and internal door to hall.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band E and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

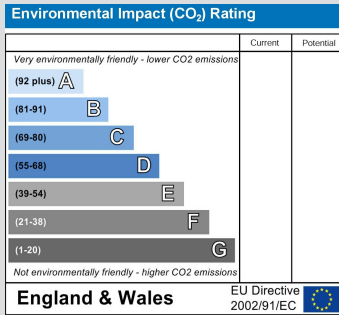
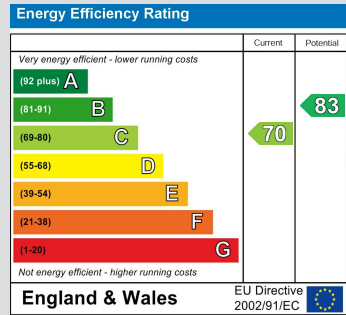
Ombudsman

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MAIN ROOMS AND DIMENSIONS

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Ground Floor
Approximate Floor Area
(63.84 sq.m)



First Floor
Approximate Floor Area
(58.98 sq.m)



28 Heathfield