









Occupying a generous corner plot with well proportioned internal living accommodation finished to a very high standard, this wonderful four bed detached home has been extended at ground floor level and offers families who wish to live on this fashionable estate, the rare opportunity of purchasing a true family home of immense character and which is guaranteed to impress all who view!

Comprising reception hall, lounge, dining kitchen with island, separate utility with ground floor WC, large sun lounge, perfect for entertaining and a n additional family room whilst at first floor level there are four bedrooms, an en-suite shower room and family bathroom. Externally there is a double drive to the front, and lawns to the side whilst to the rear there is a larger than average garden with patio seating areas and an impressive summerhouse which could be used as home gym or home office.

Quietly situated on this desirable estate set close to the A19, the property is well placed for Nissan and Doxford International workers whilst Sunderland City centre is also within easy reach.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Reception Hall

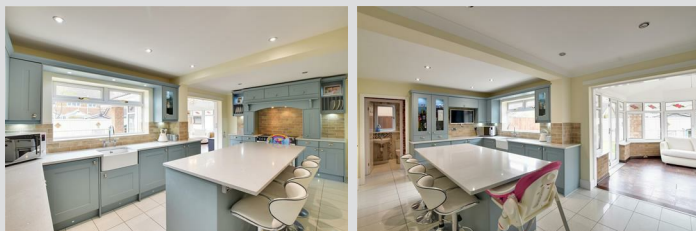
Spindle balustrade staircase, radiator with radiator cover, tiled floor, understairs storage cupboard.

Ground Floor Washroom



Low level WC, wall hung washbasin with tiled splashback - attractive white suite with floor tiles and UPVC double glazed window to side.

Kitchen 11'3" x 19'0"



Beautiful crafted kitchen with an extensive range of base

and eye level units with granite working surfaces incorporating an inset Belfast sink with pedestal mixer tap, integrated appliances include Stoves range induction oven, Stoves electric oven with induction hob, extractor hood set within attractive Inglenook with cupboard over and plate racks to the side, additional storage space outside of the range cooker. Large island features seating area for four people and a good selection of cupboards whilst additional integrated appliances include glass fronted display cabinets, UPVC double glazed window to rear. Wall mounted contemporary style column radiator.

Utility 6'2" x 7'2"

Space and plumbing for automatic washing machine, space for fridge freezer, cupboard discreetly concealing Baxi Duo Tech combination boiler serving hot water and radiators, UPVC double glazed window and door to rear, double radiator, tiled floor.

Family Room 7'7" x 16'11"



Floor to ceiling UPVC double glazed windows to front, UPVC double glazed window to side, double radiator, wood effect vinyl flooring.

Sun Lounge 21'1" x 16'6"



A wonderful huge space perfect for families and entertaining, featuring a superlac roof system with Velux windows and French doors leading out into spacious rear and side gardens.

Lounge 11'3" x 17'4"



Electric wood burning effect stove set within attractive fireplace with stone surround and granite hearth, bay with UPVC double glazed windows to front, coved cornicing to ceiling.

First Floor Landing

Access point to loft, built in cupboard.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 (rear) 10'5" x 10'8"



To front of fitted wardrobes with sliding mirror fronted doors, UPVC double glazed window to rear, single radiator.

Bedroom 2 (front) 12'0" x 11'10"



To front of fitted wardrobes with sliding doors, UPVC double glazed window to front, single radiator.

En-Suite



Low level WC, pedestal washbasin and corner shower cubicle - attractive white suite with tiled floor, UPVC lined walls, heated towel rail, UPVC double glazed window.

Bedroom 3 7'6" x 11'7"



To front of fitted wardrobes with sliding mirror fronted doors, UPVC double glazed window, radiator.

Bedroom 4 10'4" x 7'0"



UPVC double glazed window to rear, single radiator.

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MAIN ROOMS AND DIMENSIONS

Family Bathroom



Wall mounted WC with concealed, washbasin vanity unit with drawers under, overhead illuminated mirror, walk in shower enclosure, free standing bath with shower mixer tap - attractive white suite with wall tiles, floor tiles, heated towel rail, UPVC double glazed window.

Outside



Patterned concrete cobble stone effect drive providing off street parking for two cars, spacious gardens to the rear with a wonderful patio seating area accessed directly from the sun lounge. Large lawn section is perfect for kids kicking a ball and an impressive summerhouse which is perfect to use as home gym or home office space.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are

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Sea Road Viewings

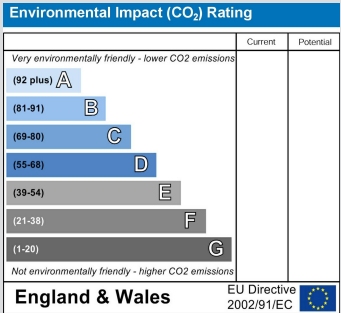
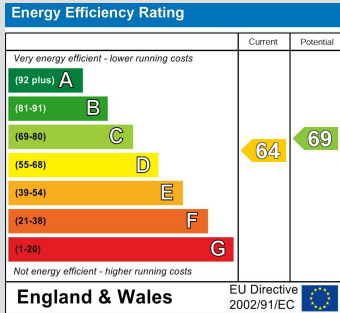
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman F

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