









It is with great pleasure that we offer this beautifully presented former show home which boasts a wealth of extras to the open market. Recently constructed by Esh Homes and using Trivselhus timber framed housing - Sweden's top timber framed housing construction company which combines the best of Swedish design and efficiency with outstanding luxury finishes. The contemporary and eco friendly accommodation is arranged over three floors and comprises: reception hall, cloakroom, utility, open plan living, dining, family and kitchen space, three bedrooms one with en-suite and family bathroom to the first floor and master suite to the second floor all with the benefit of triple glazing, gas central heating, solar panels with feed in tariff payment received quarterly and security alarm which covers the house and the double garage. Externally there are landscaped gardens to three sides, double garage and allocated parking space to the rear of the property. The property sits on this sought after exclusive modern development of 34 properties and is ideally located for a host of amenities, within walking distance of the shops and cafés on Sea Road, the sea front and Roker Park, close to excellent schools and just a short walk from the Stadium Of light Metro stop providing excellent transport links to both Sunderland and Newcastle city centres along with great access to wider road networks. Early viewing is highly recommended to appreciate the standard and amount of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Reception Hall

With entrance door, stairs leading to the first floor, radiator, built in storage cupboard and wooden floor coverings.



## Cloakroom 5'11" X 4'10" (1.80m X 1.47m)

With WC, wash hand basin, wall tiling, window to the front and radiator.

## Utility 5'6" X 3'11" (1.68m X 1.19m)

Fitted with worktops, space and plumbing for automatic washing machine, space for tumble dryer, wall mounted gas central heating combination boiler.

## Living, Dining, Family & Kitchen Area 28'8" X 20'0" (8.74m X 6.10m)

Fitted with a range of high gloss contemporary white wall and base units, worktops, inset sink, wall tiling, range of integrated SMEG appliances incorporating induction hob, microwave/grill, electric oven, extractor fan, integrated dishwasher, window to the front, window to the rear, doors leading out into the garden, three radiators and quality wood effect floor covering.



## Living, Dining, Family & Kitchen Area



## Living, Dining, Family & Kitchen Area



## Living, Dining, Family & Kitchen Area



**First Floor**

**Landing**

With stairs leading to the master suite on the second floor, radiator, window to the side and doors leading to the bedrooms and family bathroom.

**Bedroom 2 15'4" X 10'5" (4.67m X 3.18m)**

With two windows to the front, radiator, fitted wardrobes.



**En-Suite Shower Room 7'3" X 4'5" (2.21m X 1.35m)**

Shower cubicle, WC, wash hand basin, window, radiator, tiled walls and floor.



**Bedroom 3 13'7" X 9'5" (4.14m X 2.87m)**

With double glazed window to the rear, radiator and fitted wardrobes.



**Bedroom 4 10'8" X 10'5" (3.25m X 3.18m)**

With two double glazed windows, fitted wardrobes and radiator.



**Family Bathroom 6'10" X 6'8" (2.08m X 2.03m)**

With bath, WC, wash hand basin, wall tiling, tiled floor and radiator.



**Second Floor**

With landing and master bedroom suite.

**Master Bedroom Suite 20'2" X 15'2" (6.15m X 4.62m)**

Measured at a height of 1.5 meters with four velux windows, fitted wardrobes, radiator, loft access, sizable built in storage cupboard.



**En-Suite Shower Room 6'10" X 5'6" (2.08m X 1.68m)**

With shower cubicle, WC, wash hand basin, tiled walls and floor, radiator and built in storage cupboard.



**Externally**

There are beautifully landscaped gardens to three sides. To the rear of the property there is a double garage and allocated parking space.



**Externally**



**Double Garage 18'4" X 7'9" (5.59m X 2.36m)**

With electric roller shutter door, power lighting and alarm system.

**Fixtures & Fittings**

Please note curtains, light fittings, certain furnishings and accessories may be available upon negotiation.

**Important Notice**

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. 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:-

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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

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**Tenure**

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

**Viewing**

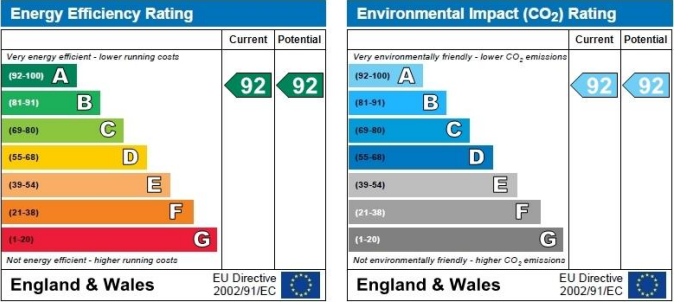
To arrange an appointment to view this property contact our Sea Road branch on 0191 5103323.

**Opening Hours**

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 1.00pm

**Ombudsman**

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



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