









A superb four bedroom, FREEHOLD detached house, occupying a delightful cul-de-sac position within this highly regarded modern development. Internally the spacious accommodation is very well presented throughout and includes a hall with useful built in storage cupboard, cloakroom/wc and staircase to the first floor. There is an attractive lounge to the front, an impressive dining kitchen to the rear with access to a versatile room, currently used as a family room and to the utility room. On the first floor there is a master bedroom with an en-suite shower room, three further bedrooms and an attractive family bathroom. Externally there is a garden to the front with a double width driveway as well as an additional single driveway, an integral single garage and a wonderful garden to the rear, laid mainly to lawn with a patio area and established planting. This ideal location is well placed for access to local amenities, shops and schools as well as offering excellent connections to surrounding areas and major road links. We highly advise arranging a viewing in order to fully appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Hall



Access via a double glazed entrance door, there is a tiled floor, a useful built-in storage cupboard, staircase leading up to the first floor and a central heating radiator. Doors lead off to the cloakroom, lounge and dining/kitchen.

Cloakroom/WC

Fitted with a low-level WC and a pedestal wash hand basin. There is also a tiled floor, a central heating radiator, built in storage cupboards and there are part tiled walls.

Lounge 15'1" x 11'4"



Located to the front of the property and has a double glazed bow window and a central heating radiator.

Dining/Kitchen 10'10" x 18'1" maximum



Attractive kitchen fitted with a range of wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and draining unit. Integrated appliances include an electric oven and hob. There is a double glazed door to the rear patio, double glazed window to the rear, tiled floor, two central heating radiators and doors connecting through to the family room and utility.

Family Room 11'10" x 8'2"



This versatile room is currently being utilised as a family room but could also be used as a playroom, study or formal dining room. There is a double glazed french door to the rear patio area, a central heating radiator and a double glazed window to the side.

Utility 6'0" maximum measurement x 5'3"



This useful room is fitted with base units with work surfaces over incorporating a sink and draining the unit. There is a tiled floor, a central heating radiator, a door to the side of the property and a wall mounted central heating boiler.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

First Floor Landing



Double glazed window to the side, a central heating radiator and loft access hatch. Doors lead off to the four bedrooms and family bathroom

Master Bedroom 15'3" x 11'4"



Impressive master bedroom with a double glazed window to the front, a central heating radiator and a door to the

En-Suite Shower Room



Fitted with a low-level WC, pedestal wash hand basin and a double step in shower cubicle with a mains head shower. There are part tiled walls, a tiled floor, a central heating radiator and a double glazed window.

Bedroom 2 8'2" x 19'0" (approximate measurement as sloping c



Double glazed window to the front featuring a window seat, sloping ceiling with a Velux window providing additional natural light, a central heating radiator and a loft access hatch.

Bedroom 3 7'9" x 9'3"



Double glazed window to the rear and a central heating radiator.

Bedroom 4 8'6" x 7'9"



Double glazed window to the rear and a central heating radiator.

Family Bathroom



Fitted with a white three piece suite comprising of a low-level WC, pedestal wash hand basin and a panel bath with shower attachment. There are part tiled walls, tiled floor and a central heating radiator.

Outside

The property features a double driveway to the front as well as an additional single driveway providing ample off-street parking facilities. There is also an integral single garage, whilst to the rear there is a delightful garden laid mainly to lawn with a patio area and established borders.

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.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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

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.

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.

Fawcett Street Viewings

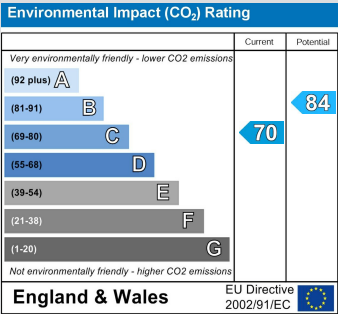
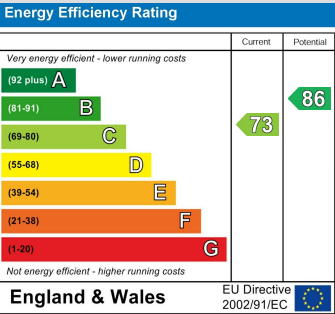
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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



Visit www.peterheron.co.uk or call 0191 510 3323