









Occupying a lovely position in a corner plot on a highly desirable cul-de-sac development of executive style homes, this beautifully presented detached five bedroom home offers an excellent opportunity to those families who wish to live in a most desirable location within walking distance of Venerable Bede Academy.

Decorated to a good standard throughout and ready to move into, the property is available with no upward chain and features high quality accommodation which includes a reception hall serving a study; ideal for those home workers, washroom with W.C. principal lounge, dining room with a wonderful open plan arrangement with the adjoining kitchen, together with a separate utility, conservatory, four first floor bedroom together, a box room suitable for a variety of uses, en-suite and family bathroom whilst at second floor level there is a master suite with double walk in wardrobes and a wonderful en-suite.

The property has landscaped gardens to the front, side and rear which are simply stunning and to the front there is a large block paved drive providing off street parking for numerous cars which in turn leads to a double garage with separate up and over doors.

Set midway between the A19 and Sunderland City centre, the property is perfect for those commuters who wish to gain easy access to the A1M and wider North East region including Newcastle Upon Tyne and Durham City. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed Composite door to

Reception Hall



Turned spindle balustrade staircase, wood effect laminate flooring and double radiator, coved cornice to ceiling, understairs cloaks cupboard.

Washroom with W.C.



Low level WC with wall mounted washbasin - white suite with tiled splashbacks, wood effect laminate flooring, ceiling mounted extractor unit, UPVC double glazed window to side.

Study 9'10" x 10'3"



Delightful bespoke fitted desk office complete with 2 desks, drawers, cupboards and shelving, UPVC double glazed bay window to front, wood effect laminate flooring, radiator with cover.

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MAIN ROOMS AND DIMENSIONS

Lounge 18'7" x 12'11"



Into bay with UPVC double glazed windows to front, fire with marble surround, insert and hearth, wood effect laminate flooring, single radiator, coved cornice to ceiling.

Dining Room 11'4" x 12'10"



Double radiator, coved cornice to ceiling, wood effect laminate flooring, UPVC double glazed French doors leading out into

Conservatory 12'0" x 16'2"



Maximum dimensions with tile effect laminate flooring and UPVC French doors leading out into rear gardens.

Kitchen 14'1" x 11'2"



Maximum dimensions, L shaped, selection of base and eye level units with wood effect working surfaces incorporating single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, space for electric cooker with tempered glass splash back and overhead extractor hood, space for fridge freezer, plumbing for dishwasher, tiled splash backs, integrated wine rack, glass fronted display cabinets, worktop lights, fitted illuminated shelving, double radiator, UPVC double glazed window to rear.

Utility 6'2" x 5'0"

Single drainer stainless steel sink unit, space and plumbing for washing machine and stacked tumble dryer, wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed window and door to side, tiled floor, tiled splashbacks.

First Floor Landing

Built in cupboard

MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'2" x 13'7"



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

En-Suite Shower Room



Low level WC, pedestal washbasin and large walk in shower

enclosure - attractive white suite with wall and floor tiles, ladder design heated towel rail, UPVC double glazed window to front, UPVC lined ceiling with downlights and extractor unit, electric shaver point.

Bedroom 3 13'7" x 12'1"



Into fitted wardrobes with sliding doors, UPVC double glazed window to front, single radiator, coved cornice to ceiling.

Bedroom 4 9'6" x 12'9"



Into fitted wardrobes with sliding mirror fronted doors, UPVC double glazed window to rear, single radiator. Interconnecting door to

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MAIN ROOMS AND DIMENSIONS

Bedroom 5 9'8" x 9'0"



UPVC double glazed window and single radiator with breath taking views.

Box Room 5'2" x 7'11"

UPVC double glazed window to rear, single radiator, would be perfect as an en-suite or study.

Family Bathroom 8'10" x 6'7"

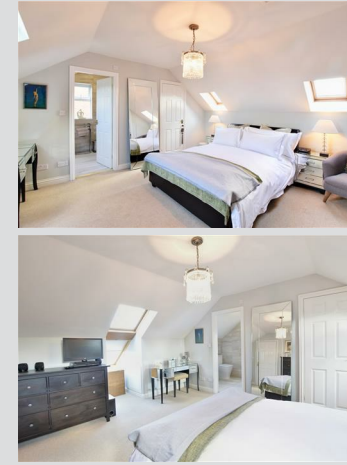


Low level WC, pedestal washbasin, panel bath and walk in shower enclosure - attractive white suite with wall and floor tiles, UPVC double glazed window to side, UPVC lined ceiling with downlights, wall mounted extractor unit, ladder design heated towel rail.

Stairs to Second Floor Landing

Velux windows.

Master Bedroom 12'9" x 19'6"



Maximum depth into dormer with twin velux windows taking in impressive views across the City skyline including the Northern Spire Bridge, Fulwell Mill and Cleadon Hills, eave storage cupboards, double radiator, velux window to front, twin walk in closets with hanging rails and fitted shelving.

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MAIN ROOMS AND DIMENSIONS

En-Suite Shower Room 6'2" x 8'9"



Beautiful suite featuring a low level WC, washbasin vanity unit with pedestal mixer tap, large walk in shower enclosure, wall and floor tiles, UPVC double glazed window to side and velux window to rear, wall mounted ladder design heated towel rail, ceiling mounted extractor unit.

Impressive Skyline Views



Outside



The property occupies a delightful corner plot and has a large drive providing off street parking for numerous cars, this in turn leads to a detached GARAGE Gates to both sides of the property providing access through to lovely landscaped gardens with lawns, patio seating areas and the optimum amount of privacy via high level mature hedging.

Garage 16'6" x 17'1"

With two up and over doors, one of which is remote control and electric.

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.

Tenure Freehold

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.

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:-

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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

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MAIN ROOMS AND DIMENSIONS

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

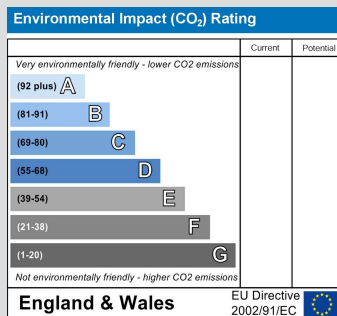
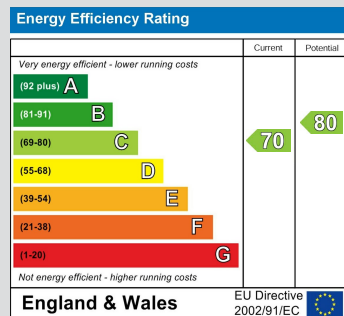
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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