









An exceptional, extended four bedroom detached home with a stunning open plan dining kitchen and family room with bi-folding doors, occupying a delightful cul-de-sac position within this highly sought-after executive development. Internally the accommodation is accessed via a reception hall with staircase to the first floor and a cloakroom/wc. There is a spacious lounge and a versatile room, currently used as a play room that would also be ideal as a study. The open plan dining kitchen and family room is a fabulous space, featuring bi-folding doors and a vaulted ceiling with Velux windows. The kitchen is fitted with an excellent range of contemporary units, quality worktops, breakfast bar and integrated appliances. There is also a useful utility, completing the ground floor accommodation. On the first floor there is a generous master bedroom with an en-suite shower room/wc, three further bedrooms and a family bathroom/wc. Externally there is a long driveway providing off street parking and access to the garage whilst to the rear there is a beautiful landscaped garden, laid mainly to lawn with a patio area and raised planted borders. This superb location provides access to local amenities, shops and schools as well as offering excellent links to surrounding areas. We highly advise arranging a full and detailed inspection, to fully appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

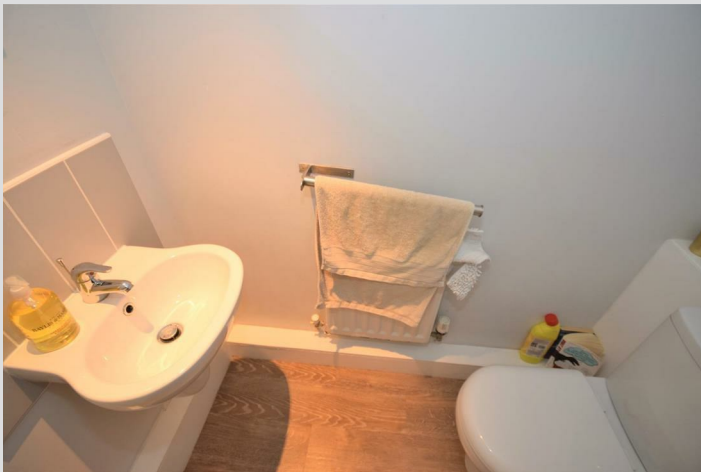
Access via entrance door to

Reception Hall



Radiator, staircase to first floor and cloaks cupboard.

Cloakroom/WC



Low level WC and washbasin, radiator.

Lounge 18'2" x 11'6"



Double glazed window to front, two radiator and a wall mounted contemporary fire.

Playroom/Study 10'4" x 7'10"

This versatile room is currently used as a playroom and has a double glazed window to front and radiator.

Open Plan Dining Kitchen & Family Area 16'8" x 18'0" plus 10'10" x 10'0"



This kitchen is fitted with a range of impressive contemporary wall and base units with high quality work surfaces over incorporating a sink unit and breakfast bar, integrated appliances include a double Bosch oven, gas Bosch hob, dishwasher and a fridge. Feature central heating radiator. Door to utility.

Family Area



Feature central heating radiator and bi-folding doors leading out to the garden.

Utility 6'2" x 6'2"



Fitted work surface with 1 1/2 bowl sink and drainer unit, space provided for the inclusion of fridge freezer, washing machine and tumble dryer, radiator, wall mounted boiler and door to the side of the property.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Built in cupboard.

Bedroom 1 13'10" x 11'1"



Double glazed window to front, radiator, fitted wardrobes.

En-Suite Shower Room



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

Bedroom 2 13'10" x 11'10"



Double glazed window to front and radiator.

Bedroom 3 13'7" x 8'2"



Double glazed window to rear and radiator.

Bedroom 4 12'11" x 6'5" extending to 8'2"



Double glazed window to rear and radiator.

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Family Bathroom



Low level WC, pedestal washbasin and panel bath, tiled floor, tiled walls, radiator and double glazed window.

Outside



Long driveway running down the side of the property and providing access to GARAGE, whilst to the rear of the property there is an attractive landscaped garden with lawned area, patio and raised planted borders.

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 FH

We are advised by the Vendors that the property will be Freehold by the time the sale completes as they are in the process of purchasing the Freehold Title.. 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

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.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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MAIN ROOMS AND DIMENSIONS



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Ground Floor
Approximate Floor Area
(81.63 sq.m)



First Floor
Approximate Floor Area
(68.71 sq.m)

