









An impressive three bedroom and study detached house, occupies a superb position within this sought after modern development. Internally the stylish interior is beautifully appointed throughout, briefly comprising of an attractive lounge to the front and a fabulous contemporary kitchen / diner to the rear, fitted with an excellent range of units, a selection of integrated appliances and French doors leading out on to the garden. Completing the ground floor is a useful utility / cloakroom/wc. On the first floor there is a generous principle bedroom, featuring a dressing area and an en-suite shower room/wc. There are two further bedrooms, a study and a family bathroom/wc. Externally there is a lawned garden to the front with a block-paved driveway, an integral garage and to the rear a delightful garden, laid mainly to lawn. This location provides easy access to local amenities, shops and schools as well as offering convenient transport links. We highly recommend viewing to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door into the lounge.

Lounge 13'8" x 14'4"



Double glazed window front, 2x double radiators, stairs to the first floor, storage cupboard. Opens into the open plan kitchen and dining area.

Open Plan Kitchen and Dining Area 13'8" x 14'5"



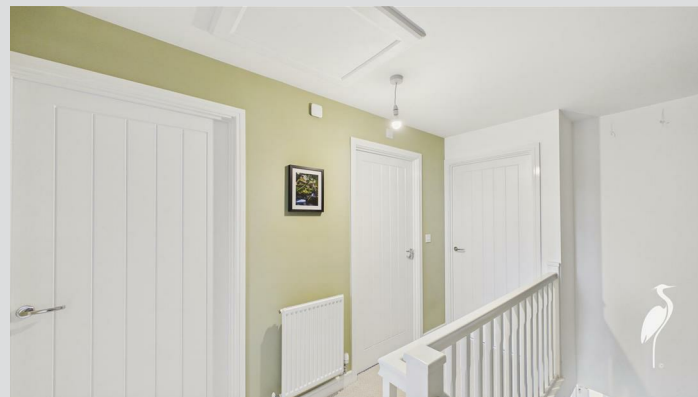
Range of wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hobs and extractor fan, fridge freezer and dishwasher. Double glazed UPVC French patio doors to the rear and a double radiator. Door to Utility/WC and a door to the garage.

Utility/WC



Base units with countertops over with integrated washing machine and space for a tumble dryer, low level WC, wash hand basin, radiator and a double glazed window to the rear.

First Floor Landing



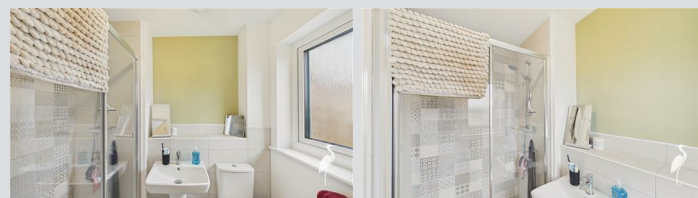
Landing with access hatch point to loft and a radiator.

Bedroom 1 17'7" x 10'10"



2x double glazed windows to the rear, double radiator and a further radiator, door to en suite.

En Suite Shower Room



Low level WC, wash hand basin, shower cubicle, radiator and a double glazed window.

Bedroom 2 9'5" x 13'7"



2x double glazed windows to the front and a radiator.

Bedroom 3 11'9" x 7'3"



Double glazed window to rear and a radiator.

Study 8'3" x 6'0"



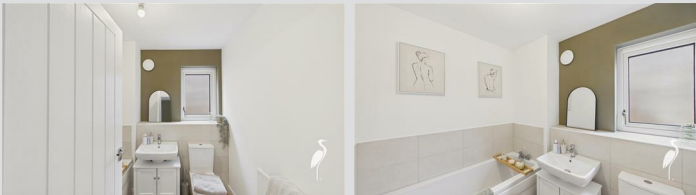
Double glazed window to rear, radiator and a storage cupboard.

Visit www.peterheron.co.uk or call 01915103323

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

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, wash hand basin, bath, radiator and a double glazed window.

Outside



Garden to the front with a block paved driveway providing off street parking. Attractive lawned and paved rear garden with side gate to access front.

Garage 17'8" x 10'7"

Access via up and over door, full electrics, housing wall mounted boiler and internal door to the kitchen.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band D.

Important Notice - Particulars

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. 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.

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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

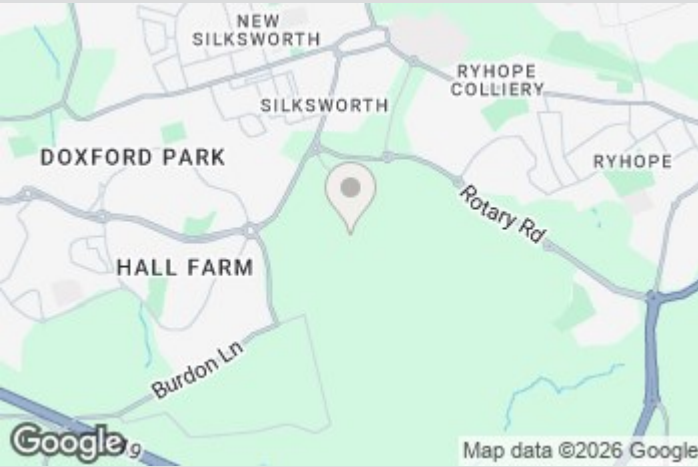
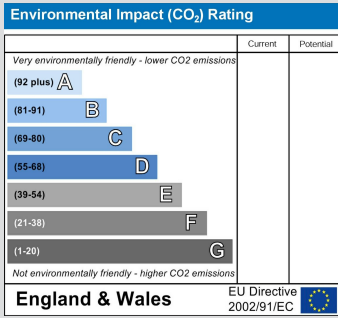
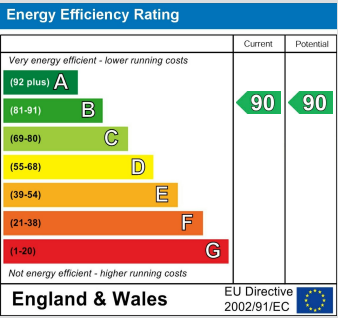
Opening Times

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 01915103323

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



Ground Floor



First Floor

Approximate total area⁽¹⁾

119.1 m²

1282 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

