









Located within the highly desirable Greystoke Manor development, this exceptional four-bedroom detached home offers beautifully presented, spacious accommodation, perfect for modern family living. The welcoming entrance hallway leads to a vast lounge, while a separate living room opens seamlessly into the dining area with access to the rear garden. The stunning breakfasting kitchen forms the heart of the home, flowing into a bright sun room with further garden access. A utility room and ground floor WC complete the accommodation. To the first floor are four generous double bedrooms, two boasting stylish en-suite shower rooms, alongside a beautifully appointed family bathroom. Externally, the property has a driveway and front garden, with a superb enclosed rear garden featuring a decked area, lawn and summer house.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a composite entrance door into

Reception Hall



Radiator and stairs to first floor.

Lounge



Two double glazed windows to the front elevation, radiator, and a bespoke media wall incorporating a built-in electric fire. Door leading to the utility room.

Living Room



Double glazed window to the front elevation, radiator, and feature fireplace.

Dining Room



UPVC double glazed French doors opening onto the rear

garden, radiator, and door leading into the breakfasting kitchen.

Breakfasting Kitchen



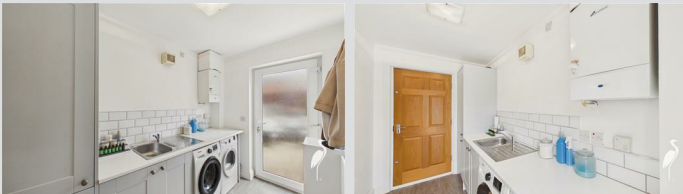
Fitted with an extensive range of wall and base units with complementary work surfaces incorporating a 1.5 bowl undermounted sink with mixer tap. Two-seater breakfast bar. Appliances include a freestanding SMEG double range cooker with five-burner gas hob and extractor hood, integrated oven, fridge freezer, dishwasher, coffee machine, and wine fridge. Radiator and open-plan access into the sun room. Door to the utility room.

Sun Room



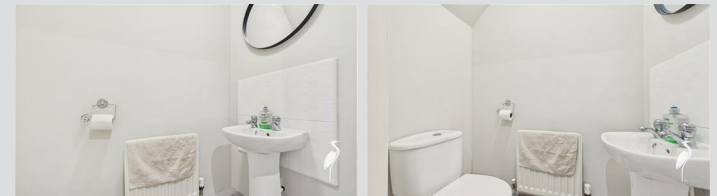
Radiator, two double glazed windows, and UPVC double glazed bi-folding doors opening onto the rear garden.

Utility Room



Fitted with wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and tumble dryer. Radiator and UPVC double glazed door providing access to the rear garden.

Cloakroom/WC



Low level wc, hand wash basin and a radiator.

First Floor



Loft access hatch, built-in storage cupboard, and doors leading to all bedrooms and the family bathroom.

Bedroom One



Two double glazed windows to the front elevation, radiator, and open access into the dressing area.

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

Dressing Area



Two built-in sliding door wardrobes and door leading to the en suite.

En Suite Shower Room



Walk-in shower with dual-head waterfall shower, low-level WC, vanity wash hand basin, radiator, and double glazed window.

Bedroom Two



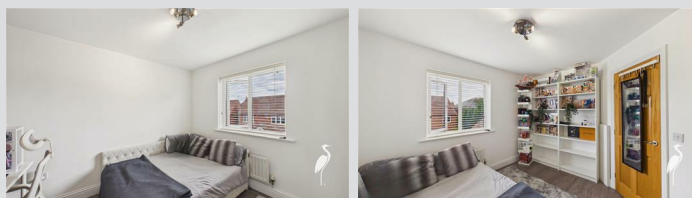
Double glazed window to the front elevation, radiator, built-in sliding door wardrobes, and door leading to the en suite.

En Suite Shower Room



Walk-in shower with dual-head waterfall shower, low-level WC, vanity wash hand basin, heated towel rail, and double glazed window.

Bedroom Three



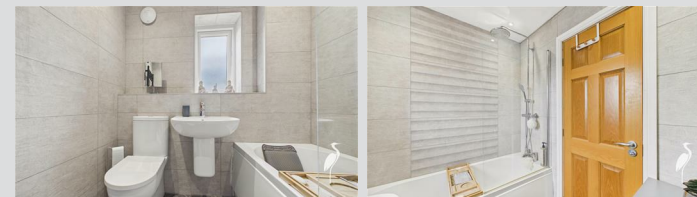
Double glazed window to the rear elevation and radiator.

Bedroom Four



Double glazed window to the rear elevation, radiator, and built-in wardrobes.

Family Bathroom



Panelled bath with dual-head waterfall shower over, low-level WC, wash hand basin, heated towel rail, and double glazed window.

Outside



To the rear is a predominantly lawned garden with gravelled borders, a raised decked seating area, bin store. To the front, a generously sized block paved driveway provides ample off-street parking.

Summerhouse



Timber summerhouse complete with a fire, creating an excellent space for relaxing or entertaining.

Council Tax Band

The Council Tax is Band E.

Tenure Freehold

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

MAIN ROOMS AND DIMENSIONS

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.

Viewings Fawcett Street

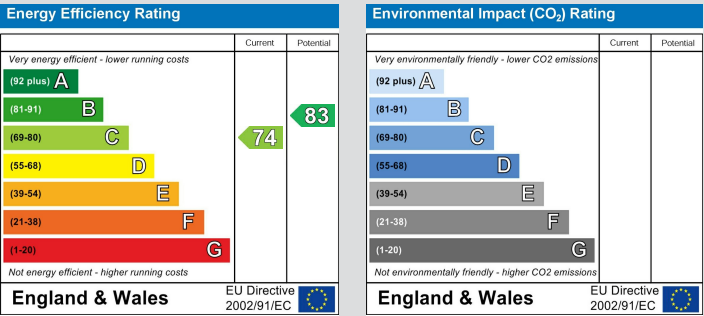
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

173.2 m²

1867 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

First Floor Building 1