



Glendale Close, East Herrington, Sunderland

£385,000













A fabulous, extended five bedroom detached house benefitting from alarm system, with a generous rear garden, occupying a delightful cul-de-sac position within this sought-after area of East Herrington. Internally the beautifully presented interior on the ground floor is accessed via an entrance porch with a cloakroom/wc. There is a reception hall with a staircase to the first floor, a spacious lounge / dining room, a stunning garden room, featuring a vaulted ceiling with Velux window and an impressive breakfasting kitchen that opens into a family area. Completing the ground floor is a useful utility and a study. To the first floor there are five bedrooms, three featuring shower facilities and a modern bathroom/wc. Externally there is a garden to the front with a block-paved driveway, an integral single garage with a remote control roller shutter access door and a wonderful garden to the rear with a lawn and a patio area. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly advise early viewing to appreciate the location, along with the space and quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

### Entrance Porch

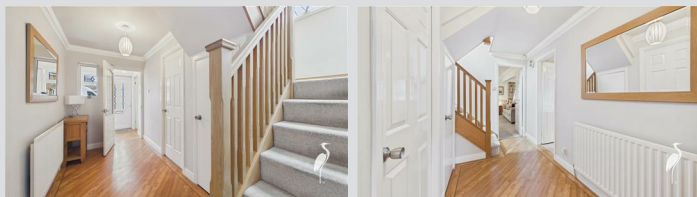
Double glazed window and doors to cloakroom and reception hall.

### Cloakroom/WC



Low level WC and mini washbasin set into vanity unit, radiator and double glazed window.

### Reception Hall



Staircase to first floor, radiator, cloaks cupboard with radiator and built in storage cupboard.

### Lounge/Dining Room



Double glazed French door to garden room, double glazed window looking into garden room, feature fireplace and radiator.

### Garden Room



Vaulted ceiling with 3x Velux windows, double glazed windows to side and rear, double glazed French door leading onto patio area, 3x radiators and door to study.

### Study

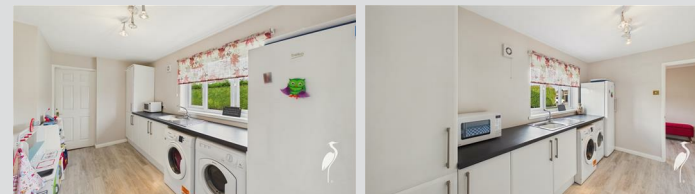
Accessed from the garden room and utility. Double glazed window to side and radiator.

### Breakfasting Kitchen/Family Area



Fabulous contemporary kitchen fitted with a range of units luxury work surfaces over incorporating 1 1/2 bowl sink unit, integrated appliances include electric oven, microwave oven, gas hob, 2 x integrated fridges and dishwasher. Breakfast bar, radiator, double glazed window to front, double glazed window to side. Door to utility and garage.

### Utility



Fitted with a range of units with work surfaces over incorporating sink and drainer unit, space for fridge freezer, washing machine and tumble dryer, double glazed window to side and radiator. Door to study.

### First Floor Landing



Double glazed feature window to side, storage cupboard and useful fitted mirror fronted sliding door wardrobes.

### Bedroom 1



2x double glazed windows to rear, 2x radiators, fitted wardrobes and door to shower room.



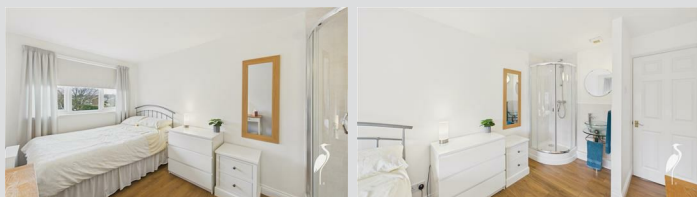
# MAIN ROOMS AND DIMENSIONS

## Shower Room



Step in shower cubicle with mains shower over.

## Bedroom 2



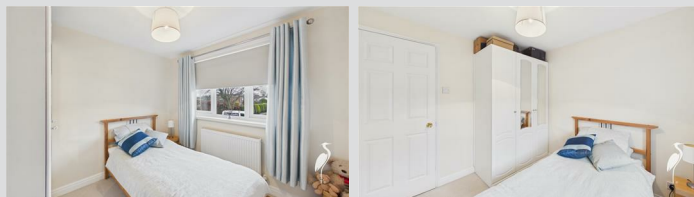
Double glazed window to rear, radiator, washbasin and step in shower cubicle with mains shower.

## Bedroom 3



Double glazed window to front, radiator, washbasin and step in shower cubicle with mains shower.

## Bedroom 4



Double glazed window to front, radiator and fitted wardrobes.

## Bedroom 5



Double glazed window to front and radiator.

## Bathroom



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

## Outside



To the front of the property there is a lawned garden with block paved driveway providing off street parking and access to integral garage. To the rear there is a generous garden mainly laid to lawn with paved patio area and planted border, useful side access gate.

## Garage

Remote control roller shutter access door, wall mounted boiler and internal door to kitchen.

## Council Tax Band

The Council Tax Band is Band F.

## 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

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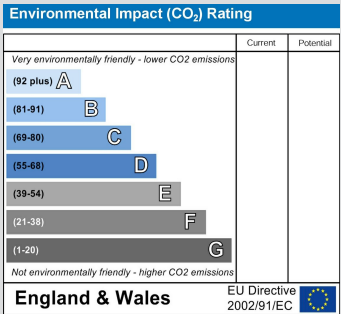
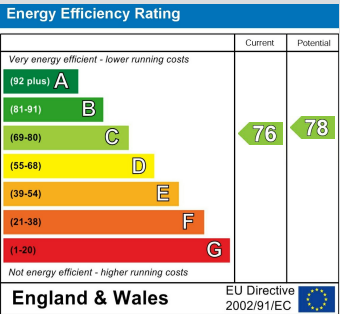
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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Approximate total area<sup>(1)</sup>

190.2 m<sup>2</sup>

2046 ft<sup>2</sup>

(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.

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