Broadmeadows, East Herrington, Sunderland

Offers over £369,950

LOVE

Offered with no upward chain, this stunning four bedroom semi-detached house, has been extensively extended and remodelled, to provide an exceptional standard of accommodation. Internally the immaculate and stylish interior on the ground floor is accessed via generous porch, connecting through to a superb lounge with a feature media wall and inset contemporary fire. Glazed double doors lead through to a sensational open plan kitchen, dining and family area with bi-folding doors to the rear patio area, a roof lantern and wood burning stove. The fabulous kitchen is fitted with an excellent range of units, luxury worksurfaces and an island. Completing the ground floor is a useful utility and a cloakroom/wc. On the first floor there is a wonderful principle bedroom with a vaulted ceiling, walk in wardrobe and high end en-suite bathroom/wc, incorporating a walk-in shower. There are three further bedrooms and a modern family bathroom/wc. Externally there is a resin driveway to the front, providing extensive off street parking, an integral, wider than average garage and to the rear a delightful, landscaped garden with a lawn, patio and composite decked area. The property benefits from CCTV security system, solar panels (owned not leased), double glazing and gas central heating to radiators. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly recommend arranging a detailed inspection to appreciate the standard of accommodation this home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite door.

Entrance Porch

Double glazed windows, tiled floor and inner door to hall.

Lounge 13'9" x 14'6"

Double glazed window to front, column radiator, media wall with inset contemporary electric fire and granite inserts, Bespoke feature staircase with smoked glass inserts to first floor, solid oak Herringbone flooring, built in cupboard, glazed double doors into open plan kitchen/ dining / family area.

Open Plan Kitchen/Dining/Family Area 20'6" x 17'9"

Stunning open plan kitchen, dining and family area with a roof lantern bringing in an abundance of natural light, double glazed bi-folding doors to rear patio. There is a double glazed window to the rear, two column radiators and LVT herringbone flooring. The kitchen is fitted with an excellent range of contemporary wall and base units with luxury work surfaces over incorporating sink and drainer unit, feature island with breakfast bar and pop up sockets, integrated appliances include dishwasher and wine cooler. A door connects through to the utility.

Kitchen Area

Family Area

Utility 7'10" x 7'9"

Base units with space for American style fridge freezer, washing machine and tumble dryer, radiator. Doors to garage and cloakroom/wc.

Cloakroom/WC

Low level WC with concealed cistern and washbasin vanity unit, radiator, tiled floor and part tiled walls.

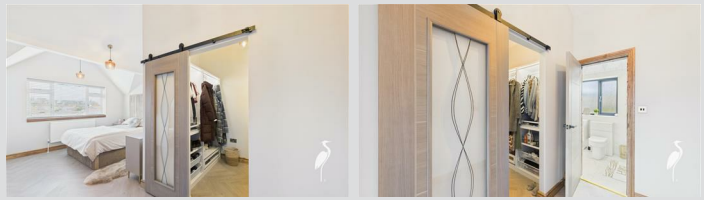
First Floor Landing

Loft access point and radiator.

Bedroom 1 11'10" x 12'0"

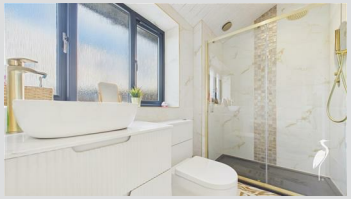
Double glazed window to front, radiator, LVT flooring, feature vaulted ceiling and walk in wardrobes.

Walk in Wardrobe



MAIN ROOMS AND DIMENSIONS

En-Suite Bathroom



Luxury suite comprising of a low level WC with concealed cistern, washbasin vanity unit, free standing bath and walk in shower cubicle with mains shower, radiator, tiled walls and flooring, double glazed window.

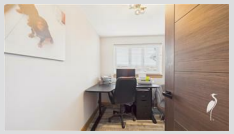
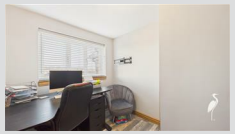
Bedroom 2 11'11" x 9'9"

Double glazed window to front, radiator, solid oak Herringbone flooring and fitted wardrobes.

Bedroom 3 10'8" x 8'8"

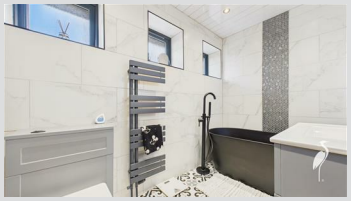
Double glazed window to rear, radiator and built in cupboard.

Bedroom 4 8'9" x 7'8"

Double glazed window to front, radiator and built in cupboard.

Family Bathroom



Contemporary suite comprising of a low level WC with concealed cistern, washbasin vanity unit and free standing bath, feature radiator, tiled walls and flooring, double glazed window and LED mirror.

Outside

Generous Resin driveway to the front and access to the integral garage. Landscaped gardens to the rear with lawn, block paved patio seating area and Composite decked seating area. Gate to the rear.

Garage
Access via roller shutter door. External door to rear garden and internal door to utility.

Council Tax Band
The Council Tax Band is Band C.

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

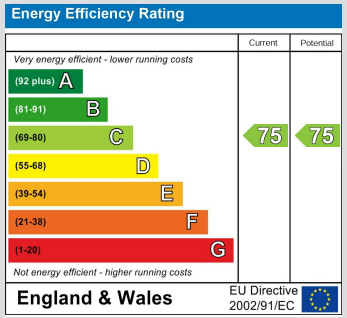
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make 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.

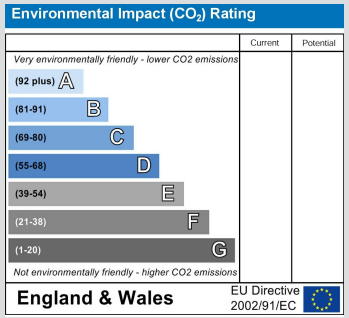
MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings
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
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.





Ground Floor

First Floor

E S N W

peterheron sales & lettings

Approximate total area(1)

150.3 m²

1614 ft²

Reduced headroom

0.9 m²

10 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