

A stunning five bedroom double fronted detached house with a double garage, occupying a superb plot within this attractive modern development. Internally, the immaculate upgraded accommodation is accessed via a reception hall with staircase to the first floor and a cloakroom/wc. There is a superb 18ft lounge, a versatile room currently utilised as a study and to the rear a fabulous 33ft open plan kitchen, dining and family room, spanning the width of the property. The impressive kitchen is fitted with an excellent range of contemporary units, luxury worksurfaces, integrated appliances and an island unit. A door from the kitchen connects through to a useful utility fitted with matching kitchen units and worksurfaces. On the first floor there are five excellent bedrooms, two with ensuite shower room/wc's and there is a family bathroom/wc.

Externally there is a garden to the front, driveway providing off street parking, a double garage with twin access doors and a delightful garden to the rear, laid mainly to lawn. The property also benefits from a security alarm system and over 5 years NHBC warranty remaining.

This location provides convenient access to local amenities, shopping facilities and schools as well as offering links to surrounding areas and major road links including the A19. We highly advise arranging a detailed inspection to fully appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door into the reception hall.

Reception Hall



An impressive reception hall with a staircase to first floor landing, under stairs storage cupboard and a radiator. Door to the cloakroom WC.

Cloakroom WC



Fitted with a low level WC with a concealed cistern and a pedestal wash basin. There are tiled walls and a radiator.

Lounge 18'5" x 13'2" into bay



This superb room has a double glazed bay window to the front, a further double glazed window to the side and a radiator.

Open Plan Dining Kitchen and Family Room 33'9" x 11'10" narrowing to 10'0"



A fabulous open plan room. The kitchen is fitted with an excellent range of contemporary wall and base units with luxury work surfaces over incorporating a sink unit. There is a feature island and integrated appliances including a double oven, microwave, induction hob and dishwasher. Space has been provided for the inclusion of a fridge freezer. There are 2 sets of double glazed French doors leading out to the rear garden, double glazed window to the rear, 3 radiator's and a door to the utility.

Utility 8'0" x 5'5"



Fitted with matching wall and base units from the kitchen, luxury work surfaces incorporating a one-and-a-half bowl sink and drainer unit. There's a radiator, door to the side of the property and space for the inclusion of a washing machine and tumble dryer.

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MAIN ROOMS AND DIMENSIONS

Study 11'9" x 10'3"



This versatile room is currently being utilized as a study and has a double glazed bay window to the front and a radiator.

First Floor Landing

With a built in cupboard and doors to the bedrooms and family bathroom.

Bedroom 1 12'1" x 11'8"



Double glazed window to the rear, radiator and door to the en-suite.

En-Suite



Fitted with a low level WC with concealed cistern, wash

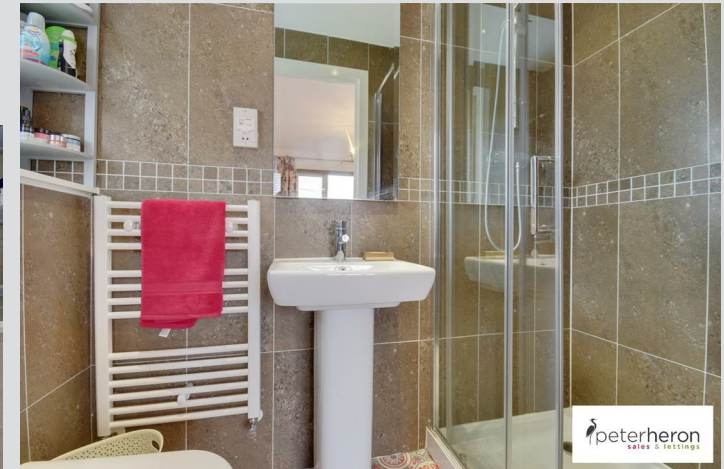
hand basin and step in shower cubicle with a mains fed shower. There's a ladder style radiator and double glazed window.

Bedroom 2 13'6" x 10'4"



With a double glazed window to the front, radiator and door to the en-suite.

En-Suite Shower Room



Fitted with a low level WC with concealed cistern, pedestal wash hand basin and step in shower cubicle with a mains fed shower. There are tiled walls, ladder style radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 14'3" x 9'9"



Double glazed window to the front and a radiator.

Bedroom 4 12'1" x 9'8"



Double glazed window to the rear and a radiator.

Bedroom 5 10'7" x 10'1" narrowing to 6'6"



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

Family Bathroom



Fitted with a 3 piece suite comprising of a low level WC with

concealed cistern, wash hand basin and a panelled bath. There are tiled walls, ladder style radiator and a double glazed window.

Outside



To the front of the property there is a garden with a driveway providing off street parking and access to the double garage. The delightful rear garden is laid mainly to lawn.

Garage

With twin access doors, lighting and electric points and a door to the rear garden.

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.

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MAIN ROOMS AND DIMENSIONS

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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Fawcett Street Viewings

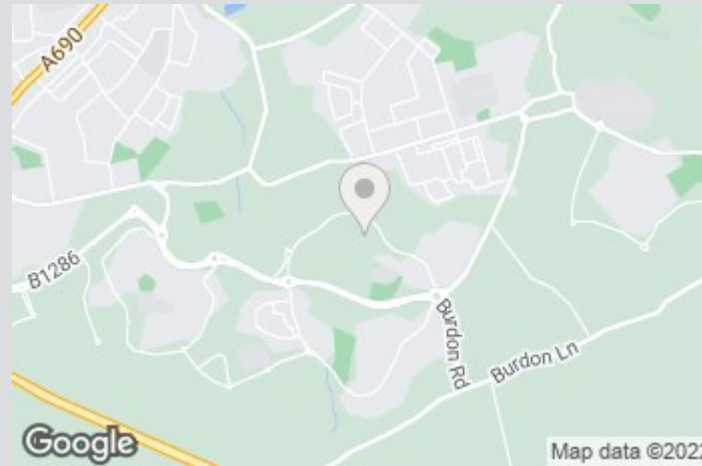
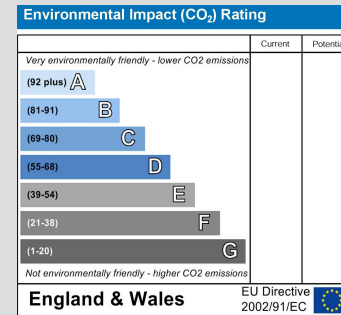
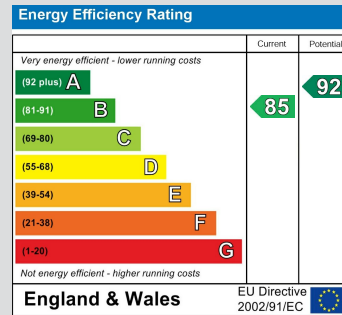
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

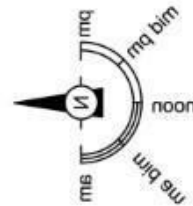
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Ground Floor
Approximate Floor Area
(86.22 sq.m)



First Floor
Approximate Floor Area
(83.82 sq.m)

9 Heyrose