









An impressive, modern detached home, occupying a delightful cul-de-sac position within this attractive development. Internally the superbly presented accommodation includes a hall with cloakroom/wc, lounge, separate dining room and a fitted kitchen, featuring a selection of integrated appliances. On the first floor there is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Externally there is a generous driveway to the front and delightful south facing lawned garden to the rear. Benefiting from a recently renewed boiler. The property is ideally located for local amenities, as well as providing excellent links to major road connections including the A690, A1(M) and A19. Viewing unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a Composite entrance door.

Hall



Staircase to the first floor, a central heating radiator and doors leading off to the cloakroom WC, lounge, dining room and kitchen.

Cloakroom/WC



Fitted with a low-level WC, a pedestal wash hand basin and a central heating radiator.

Lounge 10'4" x 13'11"



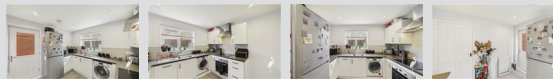
Double glazed French patio doors leading out to the rear and a central heating radiator.

Dining Room 8'7" x 10'4"



Double glazed window to the front and a double central heating radiator.

Kitchen 9'8" x 9'6"



Superb modern kitchen fitted with a range of wall and base units with work surfaces over incorporating a sink and draining unit. Integrated appliances include an electric oven, hob with an extractor chimney over, and a slimline dishwasher. Space for a fridge freezer and washing machine, there is a central heating radiator, double glazed window to the rear overlooking the garden and a door to the side of the property.

First Floor Landing



Double glazed window to the half landing area and there is a built-in cupboard and a central heating radiator. Doors lead off to the bedrooms and family bathroom.

Bedroom 1 8'7" x 12'4"



Double glazed window to the front, a central heating radiator and fitted sliding door wardrobes. Door leads through to the

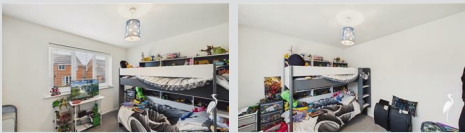
En-Suite Shower Room



Fitted with a low-level WC, pedestal wash hand basin and a step in shower cubicle with an electric shower. There is a central heating radiator and a double glazed window.

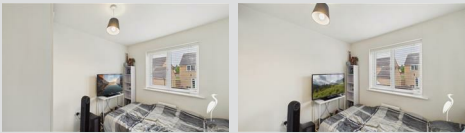
MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'5" x 8'10"



Double glazed window to the rear and a central heating radiator.

Bedroom 3 7'11" x 9'8"



Double glazed window to the rear and a central heating radiator.

Family Bathroom



Fitted with a three piece suite comprising of a low-level WC, pedestal wash hand basin and a panel bath. There are part tiled walls, a central heating radiator and a double glazed window.

Outside



There is a generous driveway to the front providing off street

parking and access to the single integral garage, to the rear there is a south facing garden laid mainly to lawn.

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.

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Fawcett Street Viewings

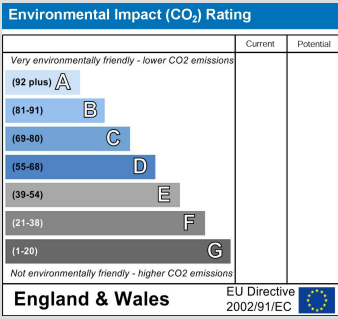
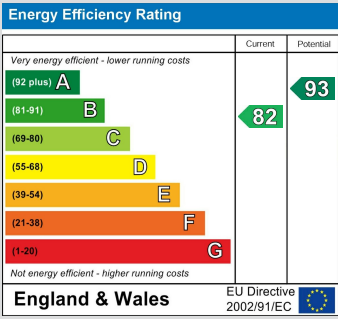
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

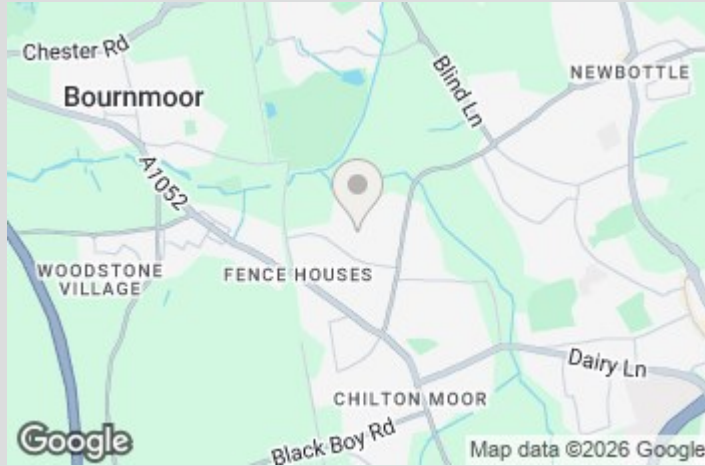
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Visit www.peterheron.co.uk or call 01915103323

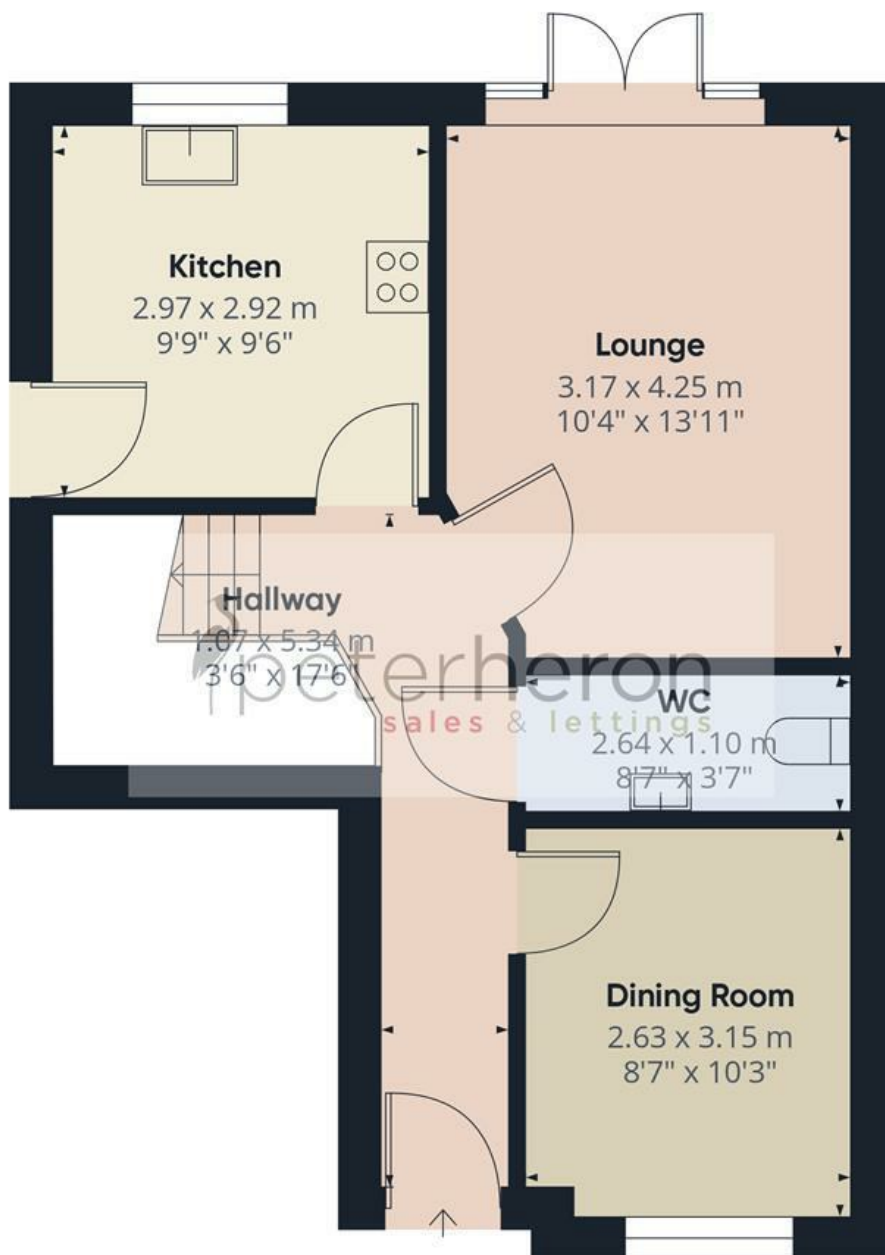
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

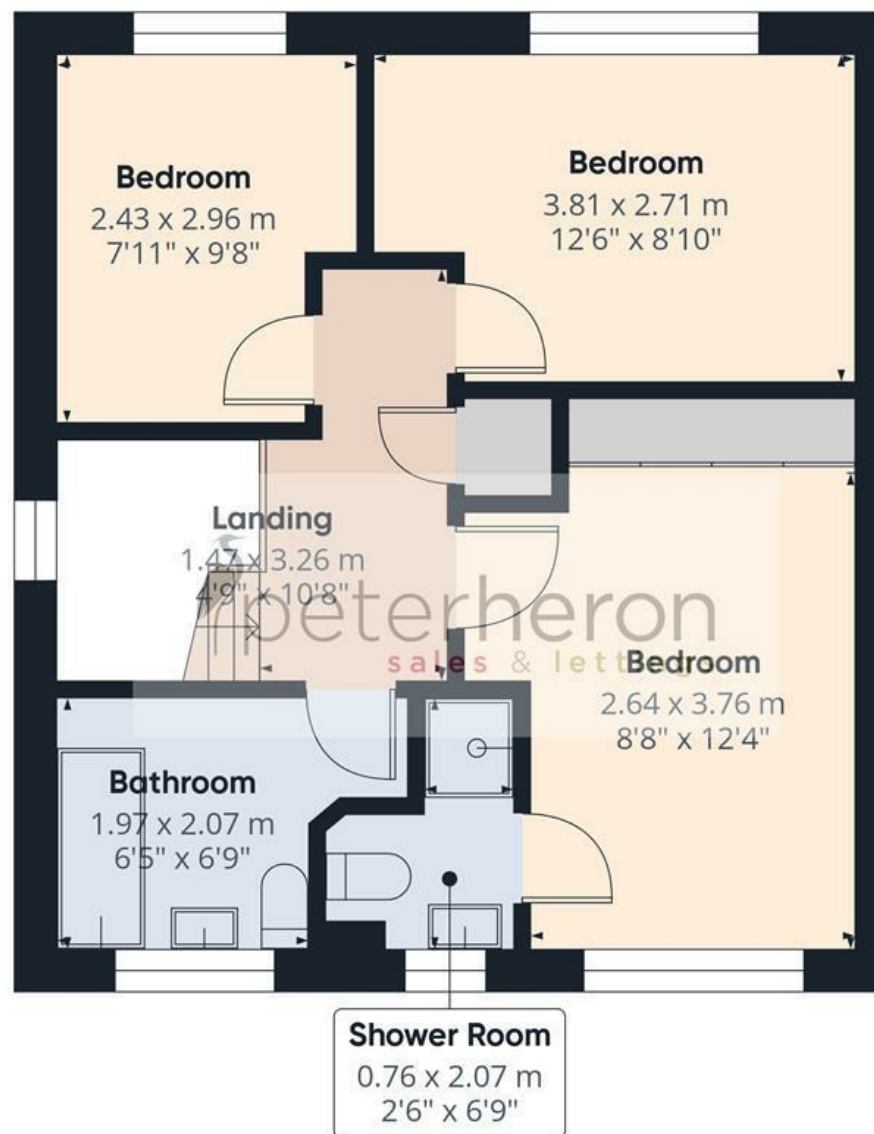


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Ground Floor



First Floor

Approximate total area⁽¹⁾

85 m²

915 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.