









This stunning four bedroom detached house, occupies a superb position within this attractive development, known as Burdon Fields. Internally the stylish interior is immaculately presented, briefly including a reception hall with staircase to the first floor and a cloakroom/wc and there is a superb lounge to the front. To the rear there is a fabulous contemporary kitchen / diner to the rear, fitted with an excellent range of units, a selection of integrated appliances and French doors leading out on to the garden. On the first floor there is a family bathroom/wc and four bedrooms, the principle room featuring an en-suite shower room/wc. Externally there is a lawned garden to the front with a double driveway, an integral garage and to the rear a delightful garden, laid mainly to lawn. This location provides easy access to local amenities, shops and schools as well as offering convenient transport links. We highly advise arranging a viewing to appreciate the quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Reception Hall



Radiator and 2x storage cupboards. Stairs to first floor.

### Lounge 12'6" x 14'9"



Double glazed windows to front and side elevations and double radiator.

### Kitchen/Diner 11'6" x 9'3"



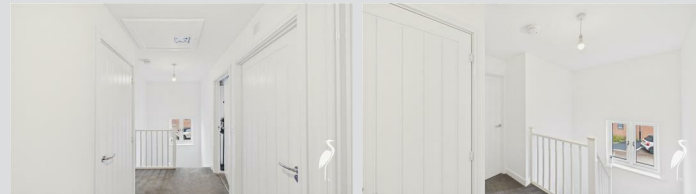
Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated double oven, 5 burner gas hob and hood, fridge freezer, dishwasher and washing machine. Radiator, double glazed window and double glazed UPVC French Patio doors to rear.

## Cloakroom/WC



Low level WC and washbasin, radiator.

## First Floor Landing



Double glazed window to side elevation, radiator and storage cupboard. Access point to loft.

### Bedroom 1 12'5" x 10'0"



Double glazed window to front elevation, radiator and large storage cupboard. Door to en-suite.

## En Suite Shower Room



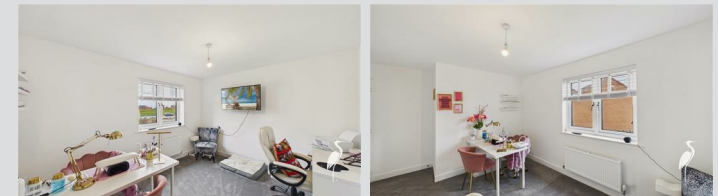
Low level WC, washbasin and shower, radiator and double glazed window to side elevation.

### Bedroom 2 10'10" x 11'2"



Double glazed window to front elevation and radiator.

### Bedroom 3 11'11" x 10'3"



Double glazed window to rear elevation and radiator.

Visit [www.peterheron.co.uk](http://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

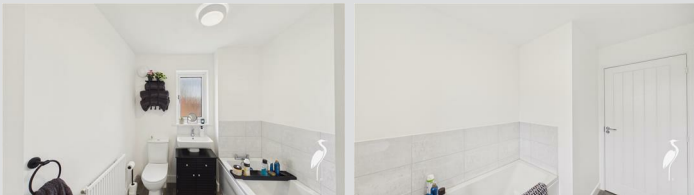
# MAIN ROOMS AND DIMENSIONS

## Bedroom 4 8'4" x 9'4"



Double glazed window to rear elevation and radiator.

## Bathroom



Low level WC, washbasin and bath, radiator and double glazed window to rear elevation.

## Outside



Garden to the front with driveway leading to garage with an electric car charging point, whilst to the rear a good sized garden mainly laid to lawn.

## Garage 9'10" x 22'0"

Access via up and over shutter door, providing additional storage space.

## Solar Panels

We have been advised by our clients the solar panels are owned.

## Council Tax Band

The Council Tax Band is Band D.

## 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.

## 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

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

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 | 92      | 92        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915103323

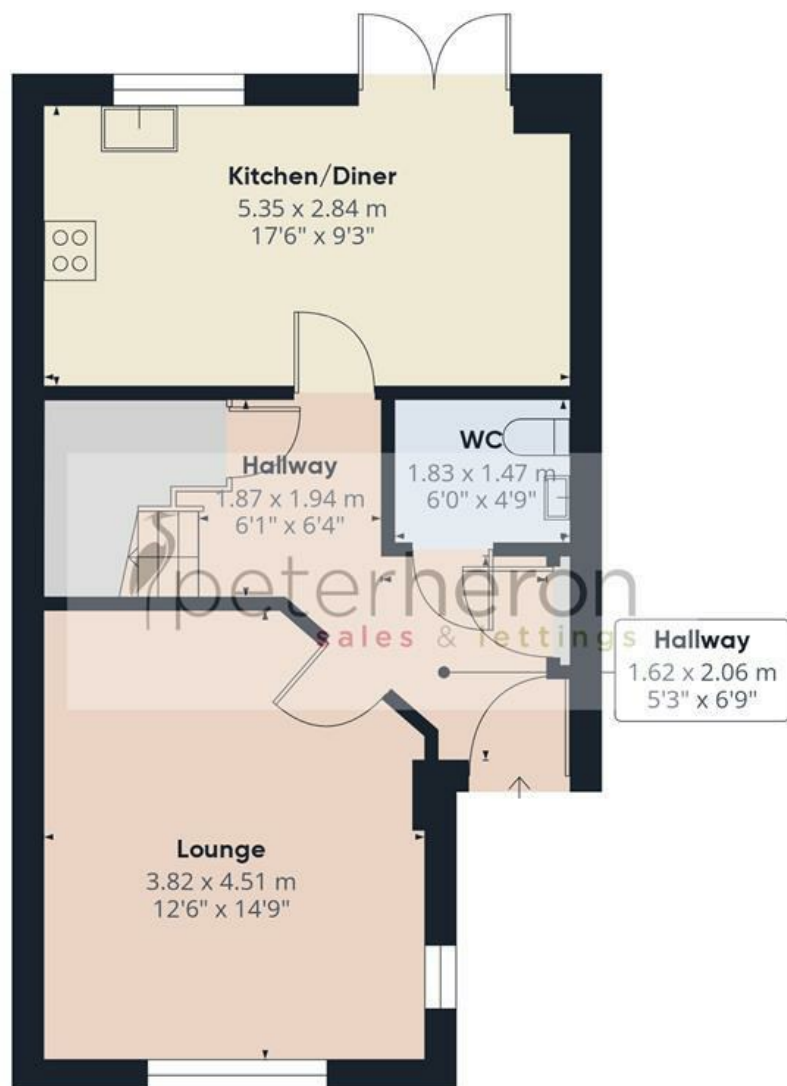
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

## MAIN ROOMS AND DIMENSIONS

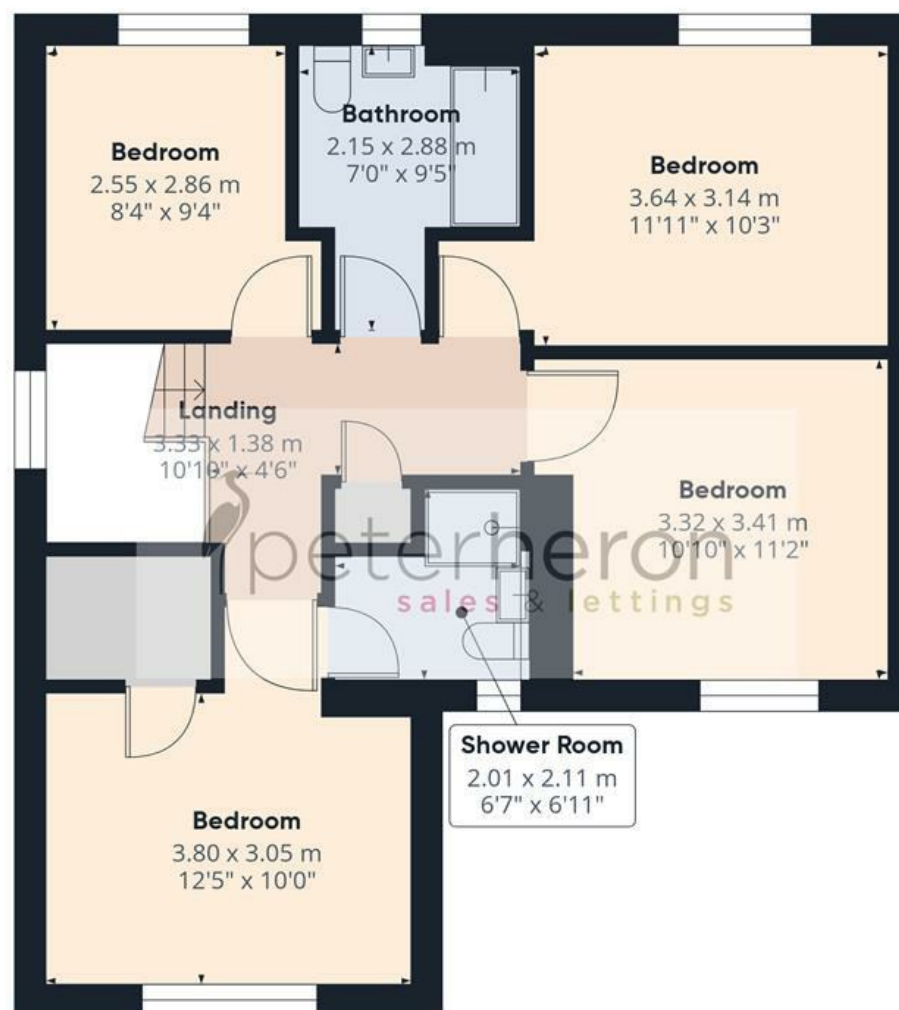


Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **01915103323**

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



Ground Floor



First Floor Building 1

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

106.5 m<sup>2</sup>

1146 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.

GIRAFFE360

