









This spacious four bedroom, split level detached home enjoys sensational, elevated far reaching views to the rear, along with a beautiful garden. The well presented accommodation is accessed at ground floor level with a staircase leading to both the first floor and lower ground floor. On the lower ground floor there is a breakfasting kitchen with a glazed door to the rear garden and the room opens through to the dining area. There is a versatile room incorporating a utility area and an additional living space. Completing the lower ground floor are two bedrooms and a family bathroom/wc. At the first floor level there is a generous lounge, featuring a dual aspect with French doors leading out to the balcony that provides wonderful views, there is a useful study, two further bedrooms and a contemporary shower room/wc. Externally there is a garden to the front with a driveway providing off street parking and access to a double garage. At the rear there is a fabulous, tiered garden with lawned areas, patio, established well stocked planted borders and a delightful summer house. The property occupies a pleasant cul-de-sac position within this popular and convenient location, ideally placed for access to local amenities, shops and schools, as well as offering excellent transport connections to surrounding areas. We highly advise arranging a detailed inspection in order to appreciate the generously proportioned accommodation, location, exceptional garden and tremendous views this remarkable home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door into the reception hall.

Reception Hall



Storage cupboard, radiator, stairs leading to lower ground floor and first floor.

Lower Ground Floor

Living and Utility Space 15'5" x 21'0"



Versatile room with wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Providing space for an American style fridge freezer, washing machine and tumble dryer. Radiator, double glazed window and UPVC French doors to the rear. Door to dining room.

Kitchen/Dining Area 12'10" x 20'4"



Range of wall and base units with countertops over incorporating a 1.5 bowl sink and drainer unit with mixer tap. Integrated extractor fan, fridge, freezer, dishwasher and a breakfast bar. Storage cupboard, 2x double glazed windows and UPVC double glazed door to the rear. Opens into the dining area.

Dining Area



Double glazed window to the front, radiator.

Bedroom 1 11'8" x 9'4"



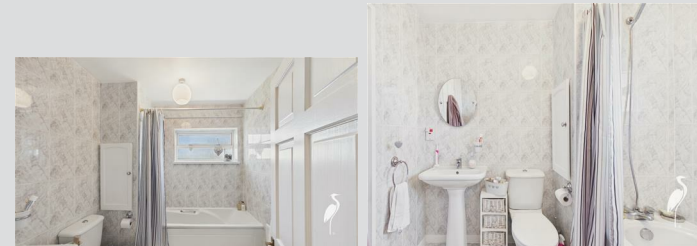
Double glazed window to front, radiator and a wardrobe.

Bedroom 2 8'4" x 10'4"



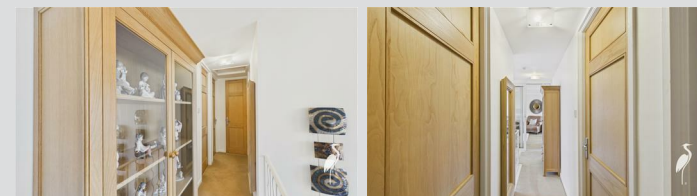
Double glazed window to the rear and a radiator.

Bathroom



Low level WC, wash hand basin, bath with shower over, radiator and a double glazed window to the rear.

First Floor Landing



Storage cupboard and access point to loft.

Lounge 12'11" x 23'6"



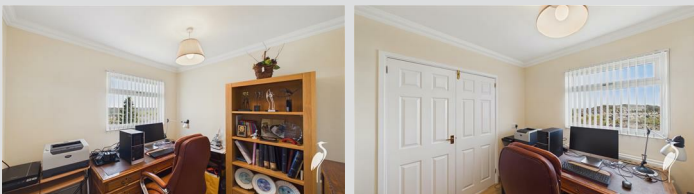
Featuring a dual aspect with a double glazed window to the front, double glazed UPVC French patio doors to balcony, double radiator and wooden double doors to the home office.

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

Study 8'9" x 8'11"



Double glazed window to the rear, double radiator.

Bedroom 3 9'10" x 10'10"



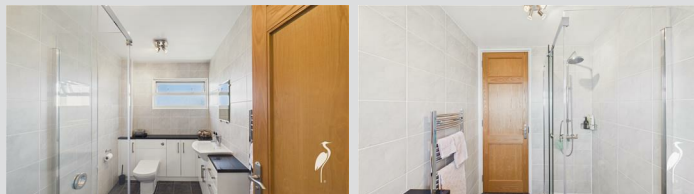
Triple glazed window to the front, radiator and built in furniture.

Bedroom 4 8'9" x 8'11"



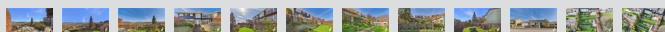
Double glazed window to the rear, radiator and a wardrobe.

Shower Room



Vanity unit comprising low level WC and wash hand basin, walk in waterfall shower, chrome heated towel rail and double glazed window to the rear.

Outside



Attractive garden to the front with a block paved driveway providing off street parking and there is also a double garage. To the rear is a generous tiered garden with lawned areas, a patio, established planted borders and a delightful summerhouse.

Outhouse 4'7" x 10'11"

Wooden doors to front and rear.

Garage 15'4" x 20'8"

Access via an electric roller shutter door, double glazed window and UPVC double glazed door to the balcony.

Summerhouse 14'6" x 8'6"



4x windows and wooden doors to rear. Also benefitting from electricity.

Views



Stunning far reaching views.

Tenure FH

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

Council Tax Band

The Council Tax is Band E.

Important Notice

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

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

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.

Viewings Fst

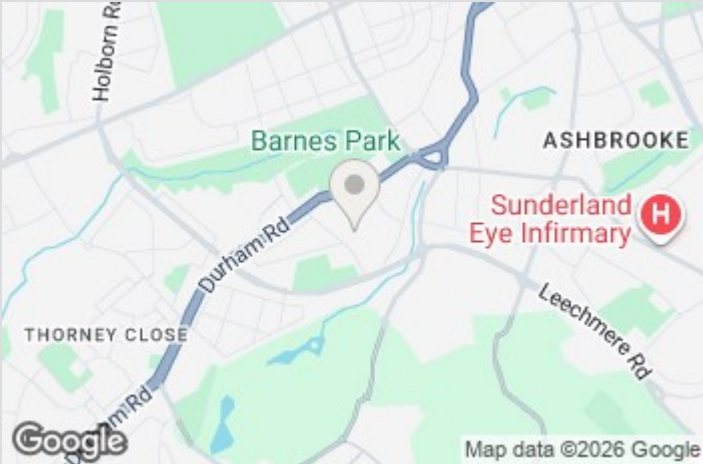
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Visit www.peterheron.co.uk or call 0191 510 3323

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



Ground Floor



First Floor

Approximate total area⁽¹⁾

157.4 m²

1695 ft²

Balconies and terraces

7.3 m²

79 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.

GIRAFFE360

