









An extended and much improved detached home, providing spacious and impressive accommodation, occupying a delightful cul-de-sac position within this sought-after area of East Herrington. Internally the stylish interior is accessed via lobby that connects through to a reception hall with staircase to the first floor and a cloakroom/wc. At the front of the property there is a 20ft lounge with double doors to a dining room and an 18ft conservatory, enjoying a delightful aspect over the garden. There is a stunning 25ft kitchen fitted with an excellent range of high quality contemporary units and a selection of integrated appliances. Completing the ground floor accommodation is a versatile room, currently used as a family room and a useful utility. On the first floor there is a master bedroom with recently upgraded en-suite shower room, three further bedrooms and a modern family bathroom. Externally there is a garden to the front with a generous driveway, providing off street parking and access to an integral garage with electric access door whilst to the rear is a beautiful, landscaped garden with lawned area, patios and wonderful, well established planting. The property is ideally located for local amenities, shops and schools as well as providing excellent links to major road connections, including the A19. A detailed inspection is essential, to fully appreciate the standard of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Lobby

Single glazed windows to either side, inner door leading through to

Reception Hall



Central heating radiator and staircase to first floor with understairs storage cupboard.

Cloakroom/WC



Low level WC with concealed cistern and pedestal washbasin, chrome ladder style central heating radiator.

Lounge 20'5" x 11'8"



Double glazed bay window to front, two central heating

radiators and attractive feature fireplace with electric fire, double doors leading through to

Dining Room 13'1" x 10'3"



Central heating radiator and double glazed door to

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MAIN ROOMS AND DIMENSIONS

Conservatory 18'6" x 9'2"



Double glazed windows overlooking the garden, double glazed door to garden, tiled floor and tall feature central heating radiator.

Kitchen 25'7" x 9'5"



This stunning high specification kitchen is fitted with an extensive range of contemporary wall and base units with quality work surfaces over incorporating a sink unit, integrated appliances include a double Bosch electric oven, microwave, five burner gas hob, fridge freezer, dishwasher and tumble dryer. Built in larder with fitted shelving and power point. Double glazed door to rear, double glazed windows to side and rear. Access to both conservatory and utility.

Utility 8'1" x 3'9"

Fitted base unit and work surface over, space has been

provided for the inclusion of a fridge freezer and washing machine, door connects through to garage.

Family Room 16'1" x 8'0"



Double glazed window to front and central heating radiator.

First Floor Landing

Built in cupboard.

Master Bedroom 13'0" x 10'0" max including fitted robes



Double glazed window to rear, central heating radiator and fitted wardrobes with matching dressing table and drawer units.

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MAIN ROOMS AND DIMENSIONS

Recently Upgraded En-Suite



Low level WC with concealed cistern, washbasin set into vanity unit and double step in shower cubicle with Rainforest shower over and hand held shower, tall feature central heating radiator and double glazed window.

Bedroom 2 11'10" x 9'4" not including fitted robes



Double glazed window to front, central heating radiator and fitted wardrobes.

Bedroom 3 13'3" x 8'6"



Double glazed window to rear and central heating radiator.

Bedroom 4 11'5" x 11'6"



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

Family Bathroom



Low level WC, washbasin set into vanity unit and bath with

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MAIN ROOMS AND DIMENSIONS

Rainforest shower over and hand held shower, chrome ladder style central heating radiator and double glazed window.

Outside



Garden to the front with a generous driveway providing off street parking, side access, whilst to the rear there is a delightful landscaped garden, lawned area, patios and established planting.

Garage 16'8" x 8'10"

Electric access door and internal door to utility.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band E and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

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

Fawcett Street Viewings

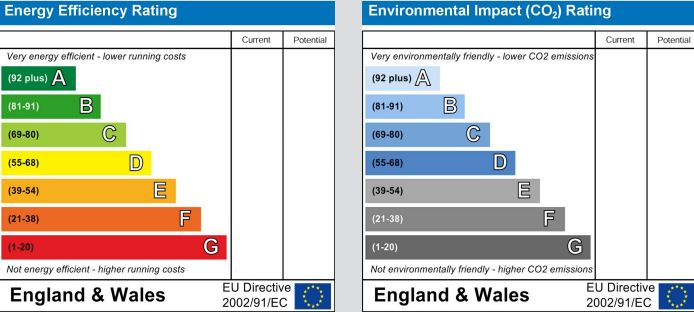
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.



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