









An impressive three bedroom detached bungalow occupying a superb cul-de-sac position within this small, sought-after executive development. Internally the attractive accommodation is all on one level and briefly includes a hall, lounge opening through to a dining room, a delightful conservatory and a modern fitted kitchen. There is a bathroom/wc and three excellent bedrooms, the main bedroom featuring an en-suite shower room/wc. Externally the property occupies a wonderful plot, with a resin driveway providing off street parking and access to a single garage with an electric door and to the rear, a fabulous south facing gardens, mainly laid to lawn with a patio area, capturing the sunshine all day. This ever popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Bungalows within the development are rarely available on the market, therefore we highly advise early viewing, to appreciate the accommodation on offer and to avoid disappointment. No upward chain!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Reception Hall

Access point to partially boarded loft via slingsby ladder, the loft houses the Baxi boiler. 2x storage cupboards and radiator.

Lounge 18'2" x 10'8"



Double glazed bay window and double glazed window to front, 2x radiators and feature fireplace. Open plan into dining room.

Dining Room 8'7" x 9'6"



Radiator. Door to kitchen. Double glazed sliding door to conservatory.

Kitchen 9'4" x 9'6"



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, gas hob and hood, microwave, fridge freezer and washing machine. Radiator, double glazed window and UPVC door to rear.

Conservatory 8'11" x 9'4"



Double glazed windows to rear and double radiator. UPVC patio door to rear.

Bedroom 1 9'3" x 9'5"



Double glazed window to front, radiator, built in wardrobes and drawers. Door to en suite.

En-Suite Shower Room



Low level WC, washbasin set into vanity unit and shower cubicle, radiator and double glazed window.

Bedroom 2 9'3" x 11'3"



Double glazed window to rear, radiator and built in wardrobes.

Bedroom 3 8'1" x 8'7"



Double glazed window to rear and radiator.

Bathroom



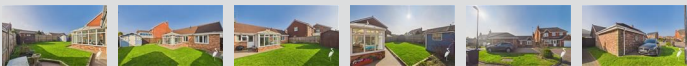
Low level WC and washbasin set into vanity unit, radiator and double glazed window.

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

Outside



Occupying a wonderful generous plot, with a resin driveway providing off street parking and access to a single garage with an electric door and to the rear, a fabulous south facing garden, mainly laid to lawn with a patio area. Borders host Rhubarb, Gooseberry, apple, plum and Cherry trees with perennials in between, Hydrangea, Sedums, Geraniums and a Hawthorn Tree.

Garage 8'2" x 17'6"

Access via electric roller shutter. Window to side.

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

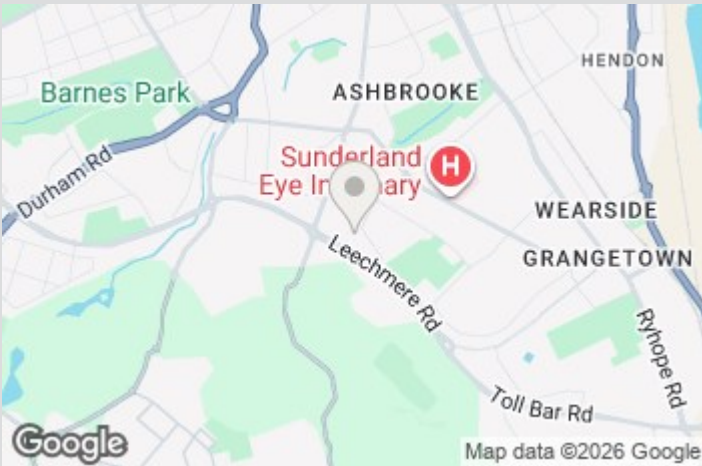
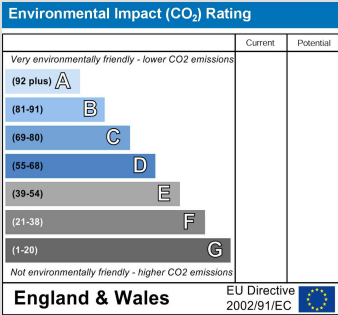
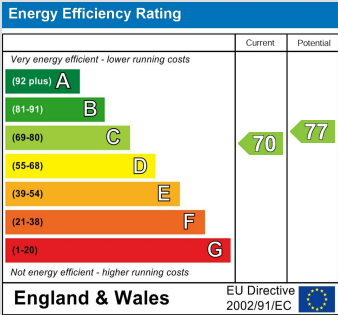
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

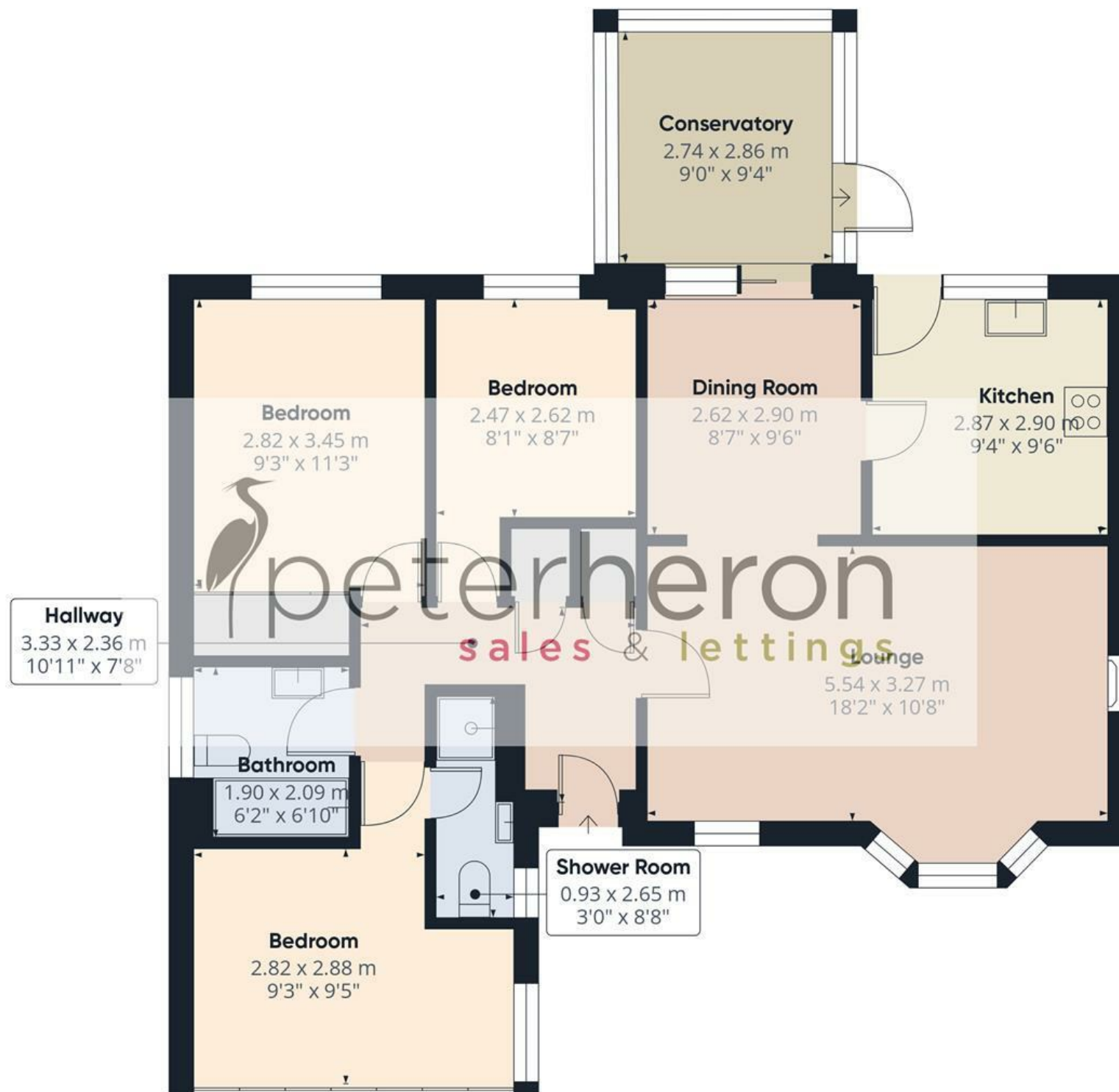
Ombudsman

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



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



Approximate total area⁽¹⁾

87.4 m²

941 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

