



## The Cedars, Ashbrooke, Sunderland

£385,000







An impressive architect designed four bedroom detached home, occupying a superb position, set back from the road on The Cedars within the Ashbrooke conservation area. Internally the property is accessed via a generous reception hall with parquet flooring, cloakroom/wc and staircase to the first floor. There is a spacious lounge overlooking the rear garden, a small sun room with sliding door to the patio, separate dining room, study, a breakfasting kitchen and a utility. On the first floor the landing has useful built in storage cupboards, loft access hatch and doors connecting off to the master bedroom with en-suite shower room/wc, three further bedrooms and a family bathroom/wc. The property is approached via shared private lane from The Cedars, on to a private gravelled driveway, providing off street parking and access to the double garage. To the rear there is a delightful garden laid mainly to lawn with a patio area and established planting. This location is ideal for local amenities, shops and schools as well as offering excellent links to Sunderland City Centre and transport connections to wider parts of the region. A wonderful individual home that we highly recommend arranging a detailed inspection of to fully appreciate.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via timber entrance door to

## Entrance Lobby

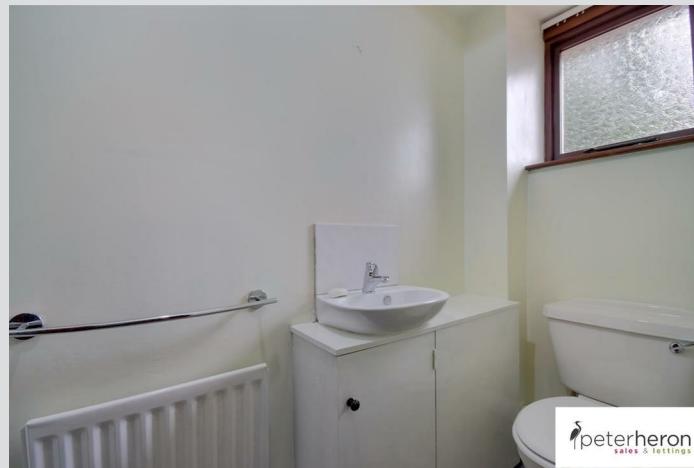
Inner part glazed door connecting through to

## Reception Hall



Impressive hallway with attractive parquet flooring, cloaks cupboard, staircase to first floor with built in understairs cupboard.

## Cloakroom/WC



Low level WC, mini washbasin, radiator and timber framed double glazed sealed unit window.

## Lounge 18'5" x 14'2"



Box style bay to the rear with timber framed double glazed sealed unit windows providing a pleasant aspect over the rear garden, parquet flooring, radiator, feature fireplace and a glazed door to the sun room and a further door to dining room.

## Sun Room 8'4" x 4'8"



UPVC double glazed patio style door leading out onto patio, UPVC double glazed windows and a tiled floor.

## Dining Room 15'0" x 10'11"



Timber framed double glazed sealed unit window to rear overlooking the garden, parquet flooring and a radiator.

## Study 11'4" x 10'1"



Timber framed double glazed sealed unit window to front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Breakfasting Kitchen 11'5" x 11'8" extending to 14'11" into recess



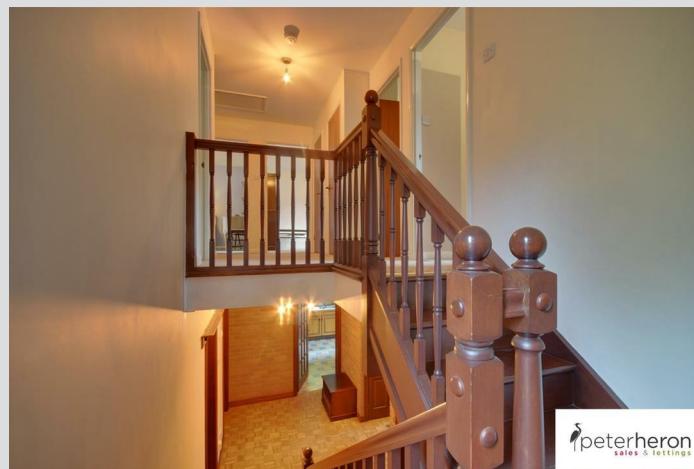
Fitted with a range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker and dishwasher, built in cupboard, radiator, wall mounted boiler, timber framed double glazed sealed unit windows to front and side, door to utility.

## Utility 9'7" x 9'5"



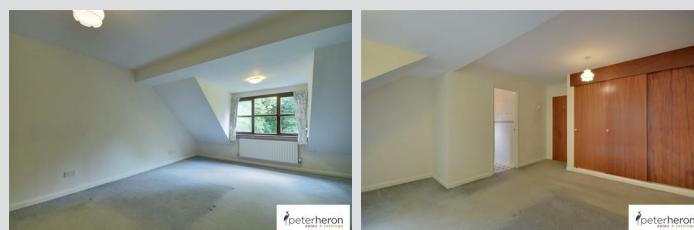
Wall and base units with work surfaces over incorporating sink and drainer unit, space for fridge freezer, washing machine and tumble dryer, radiator, timber framed double glazed sealed unit window to side and a door to garage.

## First Floor Landing



Spacious landing with a tall timber framed double glazed sealed unit window with leaded glass detailing to the half landing area, radiator and three useful built in storage cupboards.

## Bedroom 1 15'8" into dormer but not inc robes x 11'3" not in



Timber framed double glazed sealed unit window to rear overlooking the garden, radiator, fitted sliding door wardrobes and a door to en-suite.

## En-Suite



Low level WC, pedestal washbasin, step in shower cubicle with mains shower, tiled walls, timber framed double glazed sealed unit window.

## Bedroom 2 11'8" x 11'4"



Timber framed double glazed sealed unit window to rear overlooking the garden, radiator.

## MAIN ROOMS AND DIMENSIONS

**Bedroom 3 11'6" x 11'9"**



Timber framed double glazed sealed unit window to front, radiator.

**Bedroom 4 10'2" x 7'0"**



Timber framed double glazed sealed unit window to front, radiator.

**Bathroom**



Low level WC, pedestal washbasin, bidet and bath with shower attachment, radiator, timber framed double glazed sealed unit window and tiled walls.

**Front Exterior**



The property is approached via a private shared access lane from The Cedars leading down to the property where there is a gravelled driveway providing off street parking and access to the GARAGE.

**Rear Exterior**



At the rear of the property there is a delightful garden laid mainly to lawn with a patio and established planting.

**Garage 19'2" wide x 17'0" long**

Double garage with twin up and over access doors, door to utility room and double timber doors providing access to the side of the property.

**Council Tax Band**

The Council Tax Band is Band E.

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# MAIN ROOMS AND DIMENSIONS

## Tenure Freehold

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

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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## Important Notice Part 2

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.

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## 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](http://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.

