









An impressive three bedroom detached bungalow, providing spacious accommodation and a beautiful garden, occupying a desirable position within this attractive development in the highly sought after village of Cleadon. Internally the well presented accommodation is all laid out on one level and is accessed via an entrance lobby, connecting through to a reception hall. There is a superb lounge with a feature fireplace and double doors leading through to a separate dining room. The kitchen / diner is fitted with an excellent range of stylish units and a selection of integrated appliances that open through to a fabulous, generously proportioned family room with French doors to the garden. There is a principle bedroom with a modern en-suite shower room/wc, two further bedrooms and a bathroom/wc. Externally there is a pleasant garden to the front with a driveway providing extensive off street parking and access to the double garage whilst to the rear there is a wonderful mature garden with a lawn, patio area, pond and established planted borders. The property is ideally placed for the amenities available in Cleadon Village with cafes, restaurants, bars and shops, as well as schools. It is also well located for transport connections by road and also the Metro system, making it ideal for those who wish to commute through to Newcastle upon Tyne. We highly recommend arranging a detailed inspection to appreciate the location, plot and quality of accommodation this outstanding bungalow has to offer!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Composite entrance door.

Entrance Porch

UPVC double glazed door to hall.

Reception Hall



Radiator and access point to loft.

Lounge 19'10" x 11'5"



Double glazed bow window, 2x radiators, feature fireplace and double doors opening into dining room.

Dining Room 9'10" x 12'0"



Double glazed window and radiator. Door to kitchen. Sliding doors to family room.

Breakfasting Kitchen 9'10" x 16'1"



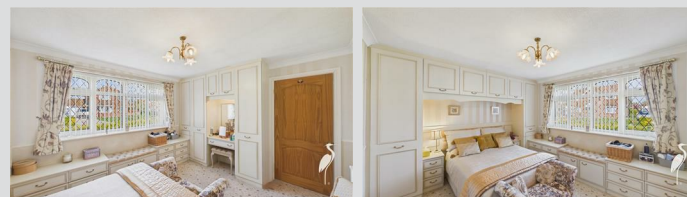
Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated oven with electric hob and hood, large pantry cupboard, fridge freezer and washing machine. Double glazed window to rear and vertical radiator. Open plan into family room.

Family Room 16'0" x 18'2"



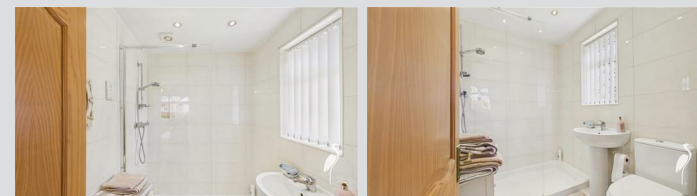
4x double glazed windows to side and rear elevations. 2x set of French Patio doors to side and rear elevations. 2x double radiators.

Bedroom 1 13'7" x 10'7"



Double glazed window to front, radiator and built in furniture. Door to en-suite.

En-Suite Shower Room



Low level WC, washbasin and shower cubicle, chrome heated towel rail and double glazed window.

Bedroom 2 10'3" x 12'1"



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

Bedroom 3 6'1" x 9'0"



Double glazed window to rear, radiator and built in mirror fronted sliding door wardrobes.

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

Bathroom



Low level WC, washbasin and freestanding bath, chrome heated towel rail.

Outside



Generously sized, beautiful rear garden laid mainly to lawn with paved areas. Also benefitting from a small pond, shed, greenhouse and side gate to access front.

Council Tax Band

The Council Tax Band is Band E.

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.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 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		
(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 CO ₂ 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 ₂ 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



Approximate total area⁽¹⁾

159.9 m²

1721 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

