



 peterheron  
sales & lettings

Audi

CD

Newcastle Road, Monkwearmouth, Sunderland

£349,950













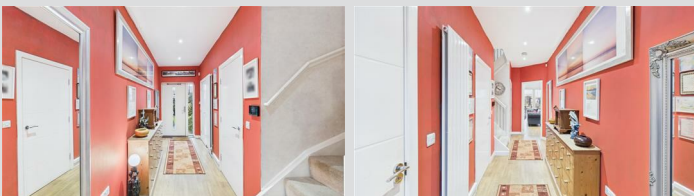
This stunning three story, contemporary four bedroom detached house occupies a superb corner plot within this highly regarded development. Designed and built in Sweden, the house is of timber framed construction and provides fabulous eco credentials, featuring triple glazing, air source heating, solar panels and a mechanical ventilation system. Internally the stylish interior is accessed via a reception hall with staircase to the first floor and there is access to a cloakroom/wc and a useful utility area. There is an exceptional open plan space with living, dining and kitchen area, the room enjoys a dual aspect and the kitchen is fitted with an excellent range of units and a selection of integrated appliances. On the first floor there are three well-proportioned bedrooms, one with an en-suite shower room/wc and a main family bathroom/wc, whilst to the top floor is a superb principle bedroom with an en-suite shower room/wc. Externally the property has attractive, well stocked gardens to the front, side and rear, along with an allocated parking space and a double garage. This location is ideal for local amenities, shops and schools as well as offering excellent transport connections including Stadium of Light Metro station. We highly advise arranging a viewing to appreciate this outstanding home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

### Reception Hall



Radiator, storage cupboard and stairs to first floor.

### Living/Dining Room 13'5" x 20'2"



Tall windows to rear elevation and a glazed door to the rear garden. 2x radiators. Open plan into kitchen.

### Kitchen 15'1" x 9'8"



Range of modern wall and base units with counter tops over incorporating 1/2 bowl sink and drainer unit with mixer tap. Integrated appliances include an oven, electric hob and cooker hood, microwave, dishwasher and fridge freezer. Featuring an island, radiator and windows to the front and rear elevations.

### Utility Room 5'6" x 3'11"



Wood effect counter top with space under for washing machine and tumble dryer. Wall mounted boiler.

### Cloakroom/WC



Low level WC and hand wash basin set into vanity unit, radiator and window to front.

### First Floor Landing



Double radiator and window.

### Bedroom 2 10'5" x 15'2"



3x windows to front, double radiator and built in sliding door wardrobes. Door to en suite.

### En Suite Shower Room



Low level WC, washbasin and walk in shower cubicle, double radiator and window to front.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 10'9" x 10'7"



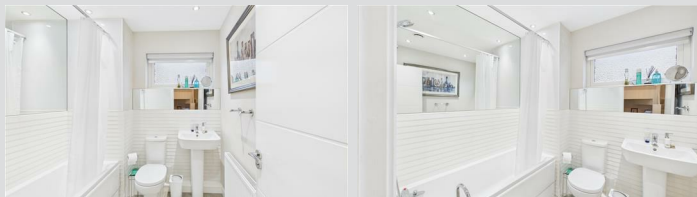
2x windows to rear, double radiator and built in sliding door wardrobes.

## Bedroom 4 13'5" x 9'4"



Window to rear and double radiator.

## Family Bathroom



Low level WC, washbasin and bath with shower over, radiator and window.

## Second Floor Landing



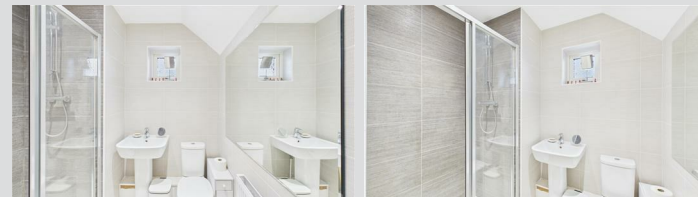
Double radiator and window.

## Principle Bedroom 10'7" x 20'2"



4x Velux windows, 2x double radiators and access point to loft. Spacious storage cupboard and door to en suite.

## En Suite Shower Room



Low level WC, washbasin and walk in shower cubicle, radiator and window.

## Outside



Delightful well stocked gardens to the front, side and rear. Double garage and allocated parking bay.

## 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.

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# MAIN ROOMS AND DIMENSIONS

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## Sea Road Viewings

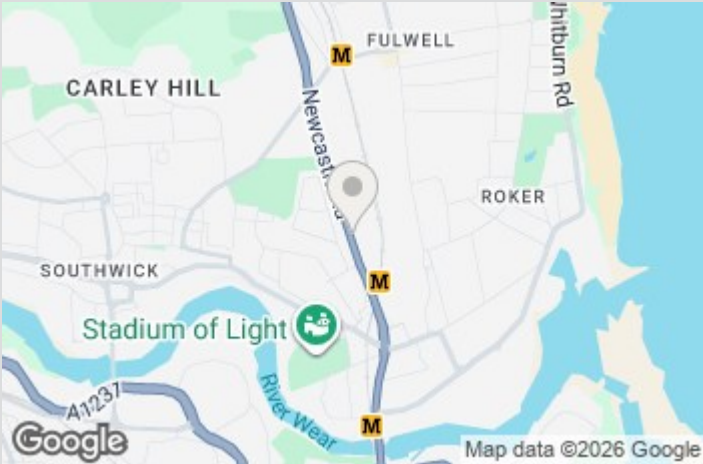
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

142.3 m<sup>2</sup>

Reduced headroom

10 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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