









This exceptionally well-presented and stylishly enhanced detached 5 Bedroom family home offers spacious, versatile accommodation throughout and occupies a desirable position on this sought-after modern development, ideally located for convenient access to the A19 and wider regional road network.

Maintained and presented in immaculate condition throughout, this impressive property combines contemporary style with generous living accommodation, making it an ideal home for modern family life and entertaining.

The ground floor features a welcoming entrance hall leading to a spacious lounge and an outstanding open-plan kitchen/diner, fitted with a comprehensive range of stylish high-gloss units and providing an impressive hub for family living and entertaining.

To the first floor are 5 well-proportioned bedrooms, including a superb principal bedroom with a beautifully appointed modern en-suite shower room, together with a luxurious family bathroom.

Outside, the property truly excels. The beautifully landscaped rear garden has been thoughtfully designed for both relaxation and entertaining, featuring generous paved areas together with a stunning summerhouse. The summerhouse provides an exceptional additional entertaining space, complete with a bar and dedicated seating area, as well as ample room for a pool table, creating the perfect setting for entertaining family and friends throughout the year. The garden is finished to an exceptionally high standard and enjoys a distant view towards the Northern Spire Bridge.

To the front is an attractive block-paved driveway providing excellent off-road parking. The property also benefits from a remote-control garage door, adding further convenience, security and practicality.

Viewing is essential to fully appreciate the exceptional standard, spacious accommodation and outstanding gardens and entertaining facilities this superb home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door into

Reception Hall



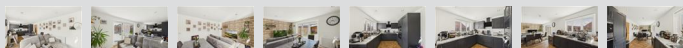
Radiator, stairs to first floor with storage under and doors to

Lounge 10'3" x 15'6"



Double glazed window to the front and a radiator.

Open Plan Kitchen Dining and Living Area 26'10" x 9'7"



Kitchen Area

Range of contemporary wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and extractor hood, microwave, fridge freezer and dishwasher. Radiator and double glazed window to rear.

Living/Dining Area

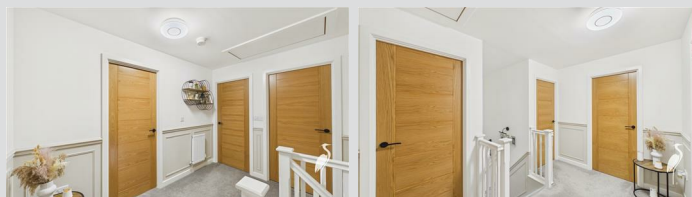
Double glazed folding patio doors to the rear and a radiator.

Cloakroom/WC



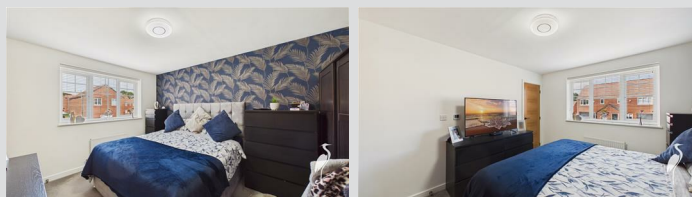
Low level wc, hand wash basin and a radiator.

First Floor Landing



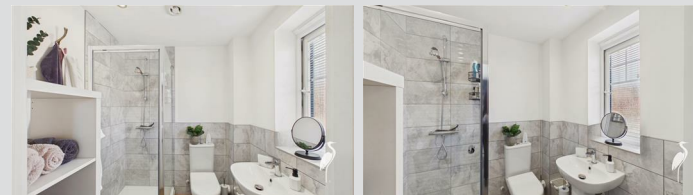
Landing with access point to loft, radiator and doors to

Bedroom 1 10'4" x 13'7"



Double glazed window to the front, radiator and door to the en suite.

En Suite Shower Room



Shower cubicle, low level wc and hand wash basin. Radiator and double glazed window to front.

Bedroom 2 12'9" x 10'3"



Double glazed window to the front and a radiator.

Bedroom 3 9'1" x 11'7"



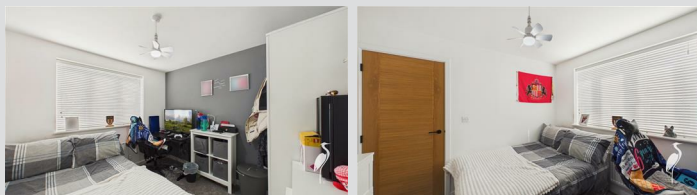
Double glazed window to the rear and a radiator.

Visit www.peterheron.co.uk or call 01915106116

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 4 9'0" x 10'2"



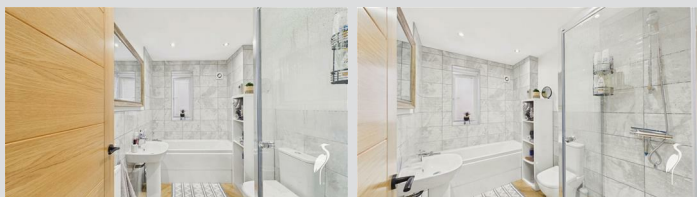
Double glazed window to the rear and a radiator.

Bedroom 5 8'2" x 6'7"



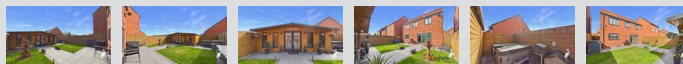
Double glazed window to the rear and a radiator.

Family Bathroom



Bath, shower cubicle, low level wc and hand wash basin.
Double glazed window and radiator.

Outside



Generous rear garden with attractive lawned and paved areas benefitting from a large summerhouse, bin shed and wooden gate to access front.

Summerhouse 23'11" x 11'1"



Impressive entertainment space featuring 4x double glazed windows and UPVC French patio doors to garden, a built in bar, recessed spotlights, electric heater and laminate flooring throughout.

Garage 9'1" x 17'3"

Access via electric roller shutter. Housing wall mounted boiler. Wooden door to internal accommodation.

Tenure FH

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

Council TaxBand

The Council Tax is Band D.

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.

Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on .

Opening Times

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

Ombudsman

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

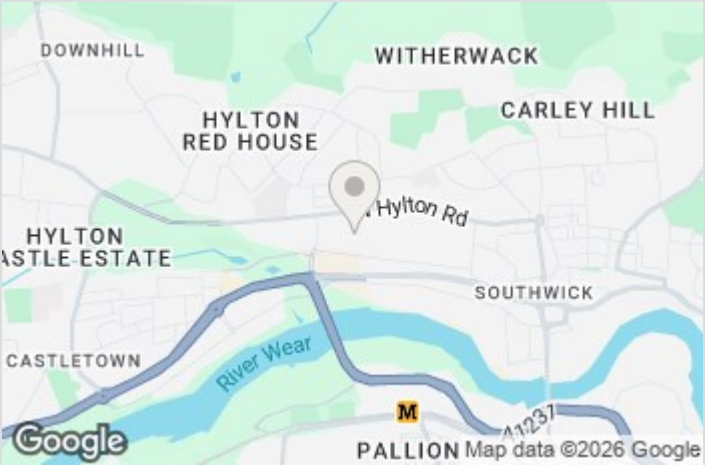
Visit www.peterheron.co.uk or call 01915106116

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

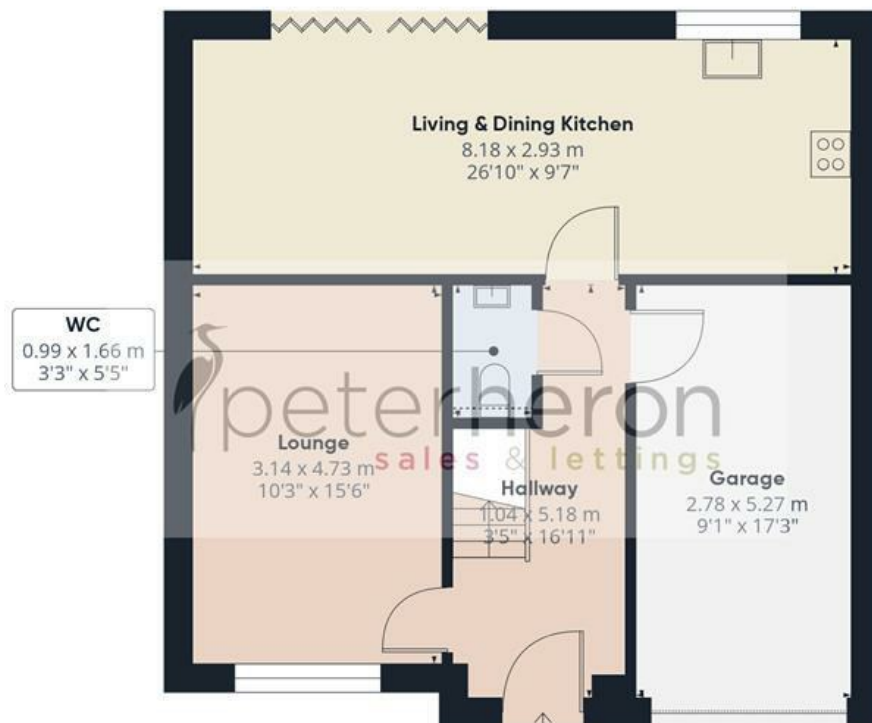
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



Visit www.peterheron.co.uk or call 01915106116

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor



First Floor



Ground Floor

Approximate total area⁽¹⁾

150.6 m²

1623 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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