

Leighfield Drive, Burdon Rise, Sunderland

Offers over £514,995









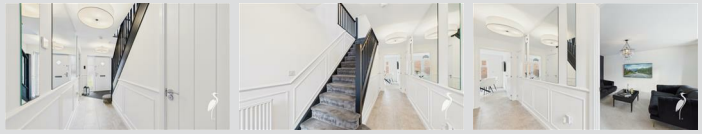


A stunning five bedroom detached home, featuring a stylish contemporary interior with generously proportioned rooms, situated within the highly sought after Burdon Rise development. Internally the immaculate accommodation is accessed via a reception hall with staircase to the first floor and a cloakroom/wc. There is an attractive lounge to the front with a box bay window, whilst to the rear there is a fabulous high specification dining kitchen that opens through to a superb family room with doors out to the garden. The luxury kitchen is fitted an excellent range of units, an island with breakfast bar and a selection of integrated appliances. Completing the ground floor is a useful utility room. To the first floor there is generous landing and an exceptional principle bedroom with dressing area and modern en-suite shower room/wc. There is a family bathroom/wc and four further well-proportioned bedrooms, two with en-suite shower room/wc's. Externally there is a garden to the front with a block-paved driveway providing pff street parking and access to the integral double garage with a remote control access door. To the rear is a delightful garden with a lawn, patio and decked area. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. We highly advise arranging a viewing to appreciate the quality of accommodation this remarkable home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Reception Hall



Staircase to first floor, radiator, cloaks cupboard, part panelled walls and LVT flooring.

Cloakroom/WC



WC with concealed cistern, washbasin, radiator, part tiled walls and extractor fan.

Lounge 16'11" x 16'3"



Spacious room with double glazed bow window to front and radiator.

Dining Kitchen 16'0" x 17'7"



Stunning dining kitchen, fitted with a range of wall and base units with luxury work surfaces incorporating inset 1 1/2 bowl sink, feature island with breakfast bar. Integrated appliances include electric oven, gas hob, microwave oven, fridge, freezer and dishwasher. There is a tall double glazed window to rear, radiator, double glazed French door to patio. The room opens into family room. Door to utility.

Family Room 11'9" x 16'4"



Tall double glazed window and double glazed French door to rear patio, radiator and feature panelled wall.

Utility 9'10" x 5'7"



Fitted base units with work surfaces over incorporating sink and drainer unit, space for washing machine and wine cooler. Double glazed window to rear and radiator. Door to garage.

First Floor Landing



Double glazed window to front, radiator and loft access point. Built in cupboard, providing storage space and housing hot water cylinder.

Bedroom 1 14'6" x 16'5"



An exceptional bedroom with double glazed box bay window to front, radiator and the room opens through to dressing area.

Dressing Area 7'11" x 4'0"



Range of fitted wardrobes. Door to en-suite.

MAIN ROOMS AND DIMENSIONS

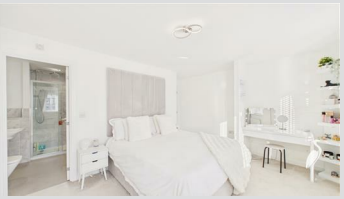
En-Suite Shower Room





WC with concealed cistern, washbasin and walk in shower cubicle with mains shower. There is a chrome ladder style radiator and double glazed window.

Bedroom 2 10'11" x 16'11"

Double glazed window to front, two radiators and sliding door fitted wardrobes. Door to;

En-Suite Shower Room



WC with concealed cistern, washbasin and walk in shower cubicle with mains shower. There is a chrome ladder style radiator, part tiled walls and double glazed window.

Bedroom 3 11'9" x 12'2"




Double glazed window to rear, radiator and fitted wardrobes.

En-Suite Shower Room



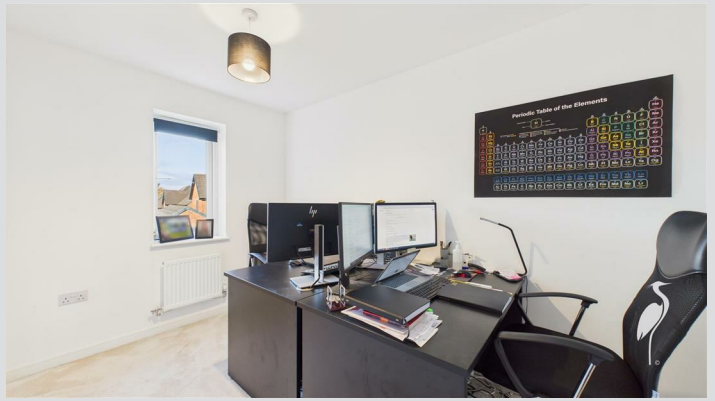
WC with concealed cistern, washbasin and walk in shower cubicle with mains shower. There is a chrome ladder style radiator, part tiled walls and double glazed window.

Bedroom 4 11'2" x 12'10"



Double glazed window to rear and radiator.

Bedroom 5 11'5" x 8'0"



Double glazed window to rear, radiator, currently being used as a home office.

MAIN ROOMS AND DIMENSIONS

Family Bathroom



WC with concealed cistern, washbasin and panel bath, chrome ladder style radiator, part tiled walls and extractor fan.

Outside



Garden to the front mainly laid to lawn, block paved driveway providing multiple off street parking leading to double garage with remote control access door. Delightful rear garden, mainly laid to lawn with patio and decked seating areas.

Council Tax Band
The Council Tax Band is Band G.

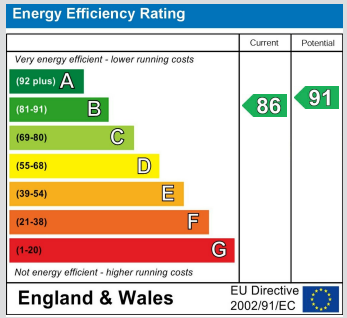
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

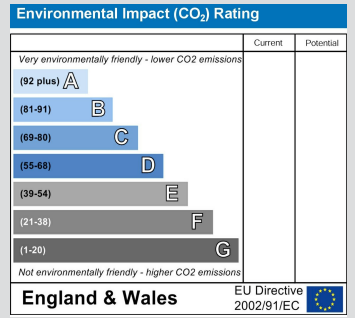
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make 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.

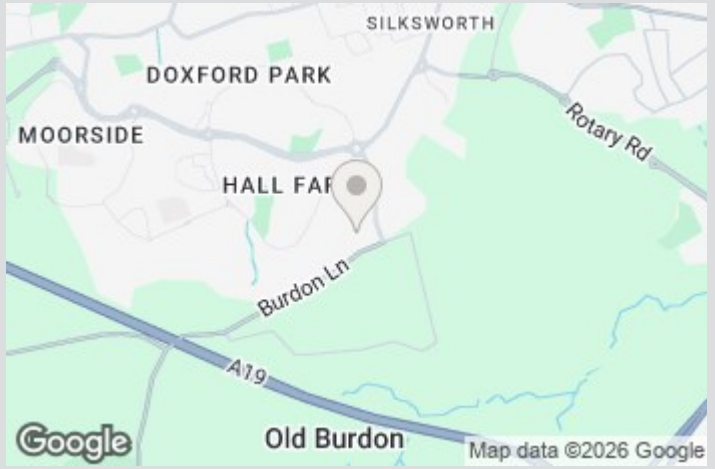
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.









Ground Floor



First Floor



peterheron
sales & lettings

Approximate total area(1)

225.9 m²

2430 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