

Buttonwood Road, Burdon Fields, Sunderland

Offers over £285,000











An impressive three bedroom and study detached house, occupies a superb position within this sought after modern development. Internally the stylish interior is beautifully appointed throughout, briefly comprising of an attractive lounge to the front and a fabulous contemporary kitchen / diner to the rear, fitted with an excellent range of units, a selection of integrated appliances and French doors leading out on to the garden. Completing the ground floor is a useful utility / cloakroom/wc. On the first floor there is a generous principle bedroom, featuring a dressing area and an en-suite shower room/wc. There are two further bedrooms, a study and a family bathroom/wc. Externally there is a lawned garden to the front with a block-paved driveway, an integral garage and to the rear a delightful garden, laid mainly to lawn. This location provides easy access to local amenities, shops and schools as well as offering convenient transport links. We highly recommend viewing to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door into the lounge.

Lounge 13'8" x 14'4"





Double glazed window front, 2x double radiators, stairs to the first floor, storage cupboard. Opens into the open plan kitchen and dining area.

Open Plan Kitchen and Dining Area 13'8" x 14'5"







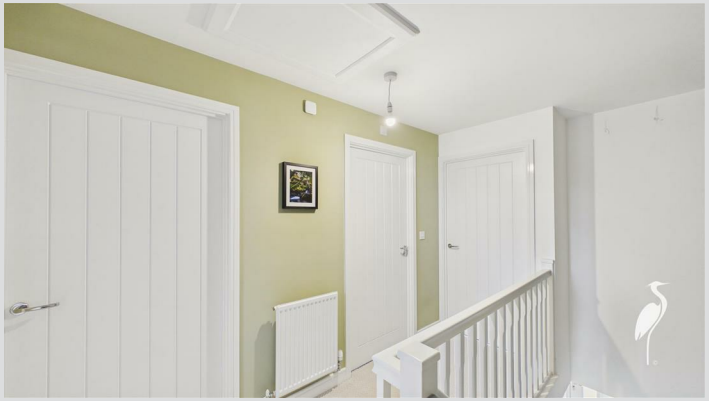
Range of wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hobs and extractor fan, fridge freezer and dishwasher. Double glazed UPVC French patio doors to the rear and a double radiator. Door to Utility/WC and a door to the garage.

Utility/WC



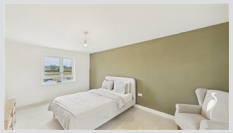

Base units with countertops over with integrated washing machine and space for a tumble dryer, low level WC, wash hand basin, radiator and a double glazed window to the rear.

First Floor Landing



Landing with access hatch point to loft and a radiator.

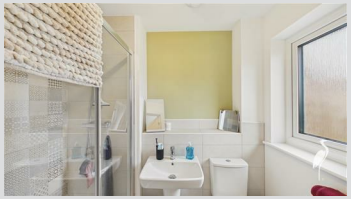
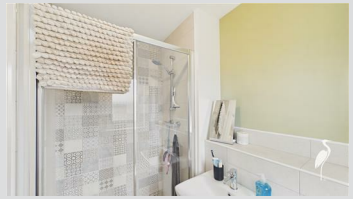
Bedroom 1 17'7" x 10'10"





2x double glazed windows to the rear, double radiator and a further radiator, door to en suite.

En Suite Shower Room

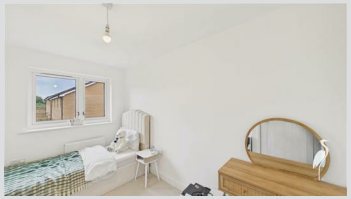
Low level WC, wash hand basin, shower cubicle, radiator and a double glazed window.

Bedroom 2 9'5" x 13'7"




2x double glazed windows to the front and a radiator.

Bedroom 3 11'9" x 7'3"




Double glazed window to rear and a radiator.

Study 8'3" x 6'0"



Double glazed window to rear, radiator and a storage cupboard.

MAIN ROOMS AND DIMENSIONS

Bathroom




Low level WC, wash hand basin, bath, radiator and a double glazed window.

Outside





Garden to the front with a block paved driveway providing off street parking. Attractive lawned and paved rear garden with side gate to access front.

Garage 17'8" x 10'7"
Access via up and over door, full electrics, housing wall mounted boiler and internal door to the kitchen.

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

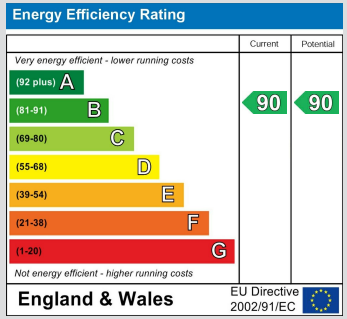
Council Tax Band
The Council Tax Band is Band D.

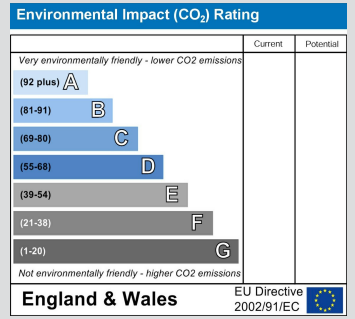
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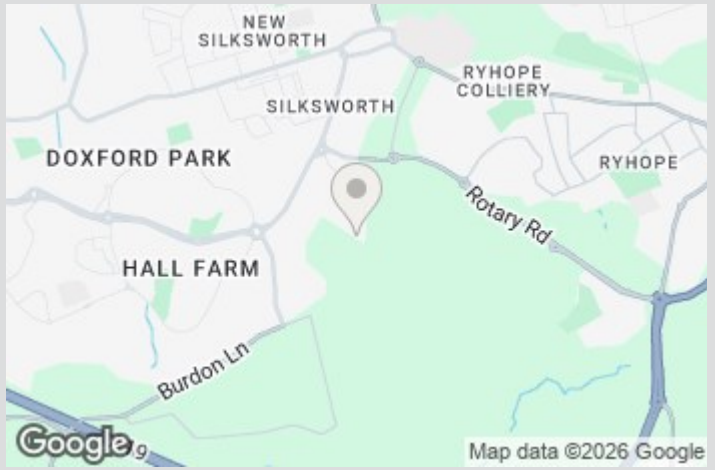
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

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Ground Floor



First Floor



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Approximate total area(1)

119.1 m²

1282 ft²

Reduced headroom

0.4 m²

4 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.

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