



Sutherland Drive, The Broadway, Sunderland

£330,000







An extended and beautifully appointed Freehold four bedroom detached house, situated within this sought after development. Internally the stylish accommodation is accessed via a reception hall with a staircase to the first floor and a cloakroom/wc. There is a lounge to the front with a bay window and to the rear a fabulous open plan kitchen / dining and family area, featuring a vaulted ceiling with Velux windows and French doors to the rear garden. The kitchen is fitted with an excellent range of contemporary units, luxury worksurfaces and a selection of integrated appliances. From the kitchen there is a door connecting through to a useful utility and completing the ground floor there is a versatile room, accessed from the reception hall, currently used as a study. On the first floor there is an impressive master bedroom with an upgraded en-suite shower room/wc, three further well-proportioned bedrooms and an outstanding family shower room/wc. Externally there is a garden to the front with a driveway providing off street parking, an integral garage with remote control access door and to the rear a wonderful garden with a lawn, patio and established planted borders. This popular development is well placed for access to local amenities, shops and schools and excellent transport connections to Sunderland City Centre and surrounding areas. We highly advise arranging a viewing to appreciate the exceptional standard of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Reception Hall



Staircase to first floor and radiator.

Cloakroom



Low level WC and washbasin vanity unit, double glazed window and radiator.

Lounge 13'7" x 13'0" into bay



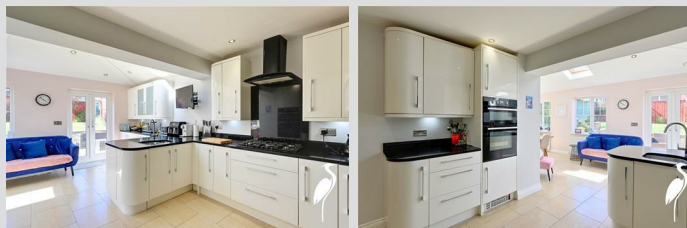
Double glazed bay window to front, further double glazed window to side and radiator.

Open Kitchen/Dining and Family Area 21'10" x 9'5" plus 11'7" x 9'4"



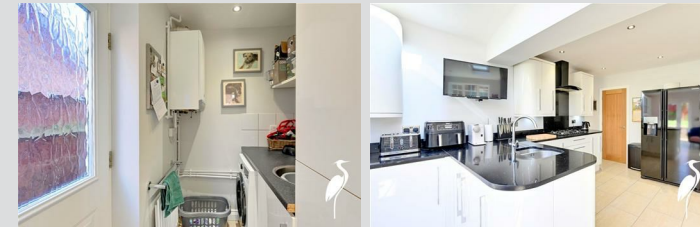
This stunning open plan living space has vaulted ceiling with three Velux windows, double glazed French door leading out into rear garden, double glazed windows to side and rear. Tiled floor, radiator and door to utility.

Kitchen Area



Fitted with an excellent range of quality wall and base units with luxury work surfaces over incorporating inset 1 1/2 bowl sink unit, integrated appliances include a double oven, gas hob and dishwasher, space for fridge freezer.

Utility 6'11" x 4'6"



Fitted units, space for washing machine, wall mounted boiler, radiator and door to the side of the property.

Study 9'0" x 9'4"



This versatile room is suitable for a variety of uses. Radiator.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



En-Suite Shower Room



Bedroom 3 9'10" x 9'8"



Bedroom 1 13'8" x 11'1" into bay not inc robes



Double glazed bay window to front, further double glazed window to side, radiator and built in wardrobes. Door to en-suite.

Superb upgraded suite with a low level WC with concealed cistern, washbasin set into vanity unit and step in shower cubicle with mains shower, radiator, tiled floor, part tiled walls and double glazed window.

Bedroom 2 13'4" max inc robes x 8'11"



Double glazed window to rear, radiator and fitted sliding door wardrobes.

Double glazed window to rear and radiator.

Bedroom 4 7'1" x 13'3" extending to 16'6"



Double glazed window to front, further double glazed feature window and radiator.

MAIN ROOMS AND DIMENSIONS

Shower Room



Stunning contemporary suite with low level WC with concealed cistern, washbasin set into vanity unit and walk in shower with mains shower, attractive tiled walls and floor, chrome ladder style radiator and double glazed window.

Outside



Attractive garden to the front with driveway providing off street parking and access to the garage, whilst to the rear there is a delightful landscaped garden with a lawn, patio and established planting.

Garage 16'3" x 8'9"

Integral garage with remote control roller shutter access door.

Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

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

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Fawcett Street Viewings

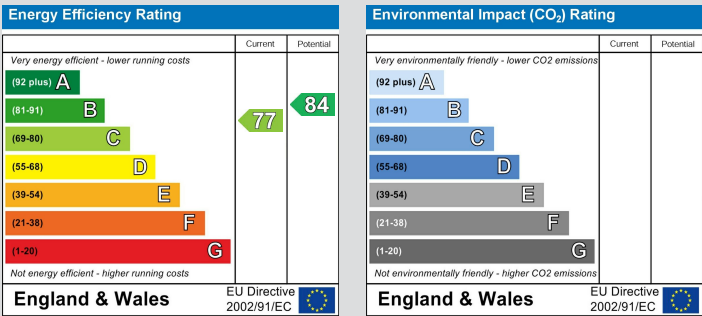
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Ground Floor
Approximate Floor Area
(91.80 sq.m)



First Floor
Approximate Floor Area
(64.00 sq.m)

57 Sutherland Drive