



Abbotsfield Close

Sunderland SR3 2SD

Offers In The Region Of £244,995





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Abbotsfield Close

Sunderland SR3 2SD



- Detached family home
- EPC RATING - C
- Large kitchen

- Sought after location
- Easy access to the A19 and A690 for commuting
- Conservatory

- Close to lots of amenities
- Four bedrooms
- Open plan living and dining room

Venture Properties are delighted to offer for sale this four bedroom, detached home which offers spacious living accommodation throughout, perfectly suited to family buyers. The property enjoys a cul-de-sac position on this sought after family estate, well placed for an excellent range of amenities, including Benedict Biscop and Venerable Bede school, Doxford International Business Park, the Nissan complex, Wearside Health and Racquet Club and is also perfect for commuting via the A19.

The floor plan comprises of a welcoming entrance hall, spacious open plan living room and dining room, large comprehensively fitted kitchen and conservatory with access to the rear garden. To the first floor, a landing leads to the master bedroom with stylish ensuite shower room, two further double bedrooms both with fitted wardrobes, well proportioned fourth bedroom and refitted family bathroom. Externally there are gardens to the front and rear, an integral garage with electric door and electric car charging point.

Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall

Welcoming entrance hallway with stairs leading to the first floor, wood flooring and radiator.

Living Room

16'3" x 13'8" (4.97 x 4.17)

Spacious reception room having a UPVC double glazed bow window to the front, feature fireplace housing an electric fire, coving and wood laminate flooring. Open plan to the dining room.

Dining Room

9'6" x 8'2" (2.91 x 2.49)

With UPVC double glazed french doors opening to the conservatory, coving, wood laminate flooring and radiator.

Conservatory

15'11" x 9'4" (4.86 x 2.87)

An excellent addition to the property with UPVC double glazed windows, UPVC double glazed french doors to the rear garden, wood laminate flooring and radiator.

Kitchen

17'0" x 9'6" (5.19 x 2.92)

Large kitchen fitted with a comprehensive range of units having contrasting worktops incorporating a stainless sink and drainer with mixer tap, a built in stainless steel double oven and hob with stainless steel extractor over, a fridge/freezer space, plumbing for a washing machine and integrated dishwasher. Further features include a UPVC double glazed window to the rear, UPVC double glazed french doors to the conservatory, a unit housing the combi gas central heating boiler, radiator and understairs storage cupboard.

FIRST FLOOR

Landing

With coving.

Bedroom One

15'2" x 8'2" (4.63 x 2.50)

Generous double bedroom with a UPVC double glazed window to the front, fitted wardrobes, coving and radiator.

Ensuite

7'6" x 5'6" (2.30 x 1.70)

Comprising of a cubicle with electric shower, pedestal wash basin, WC, fully tiled walls, heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the rear.

Bedroom Two

11'3" x 9'9" (3.45 x 2.99)

Double bedroom with a UPVC double glazed window to the front, fitted wardrobes, coving and radiator.

Bedroom Three

11'1" x 9'9" (3.38 x 2.99)

Double bedroom with a UPVC double glazed window to the rear, fitted wardrobes, loft access, coving and radiator.

Bedroom Four

8'0" x 6'9" (2.46 x 2.08)

Further well proportioned bedroom with a UPVC double glazed window to the front, fitted wardrobe and radiator.

Family Bathroom

6'8" x 5'5" (2.04 x 1.67)

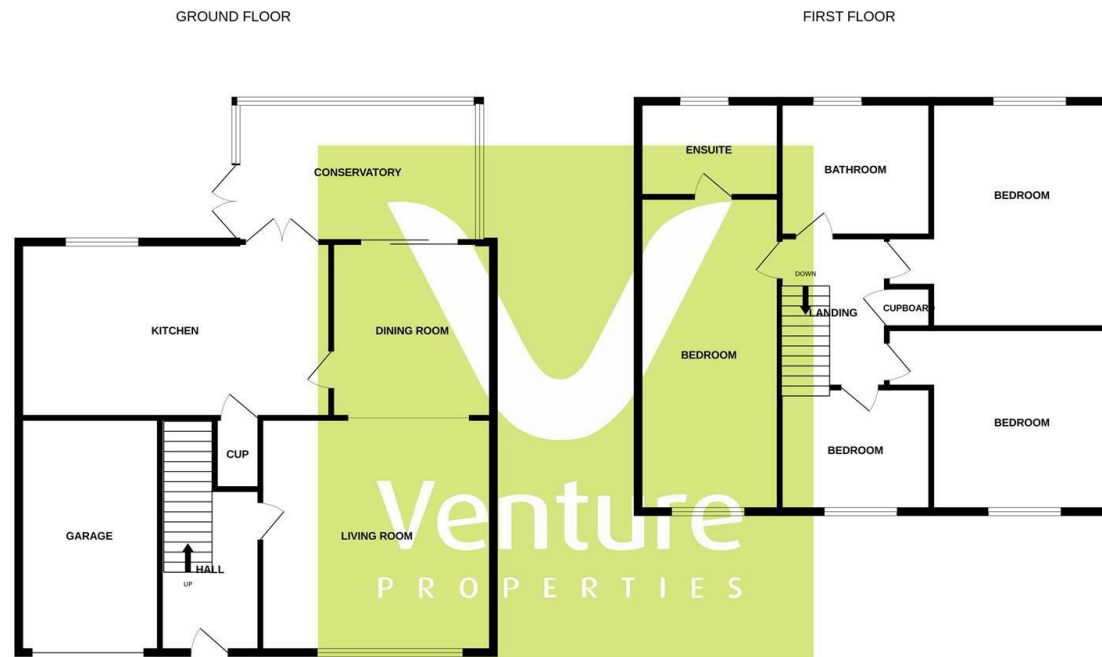
Fitted with modern white suite comprising of a panelled bath with mixer shower over, pedestal wash basin, WC, fully tiled walls, recessed spotlighting, radiator, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

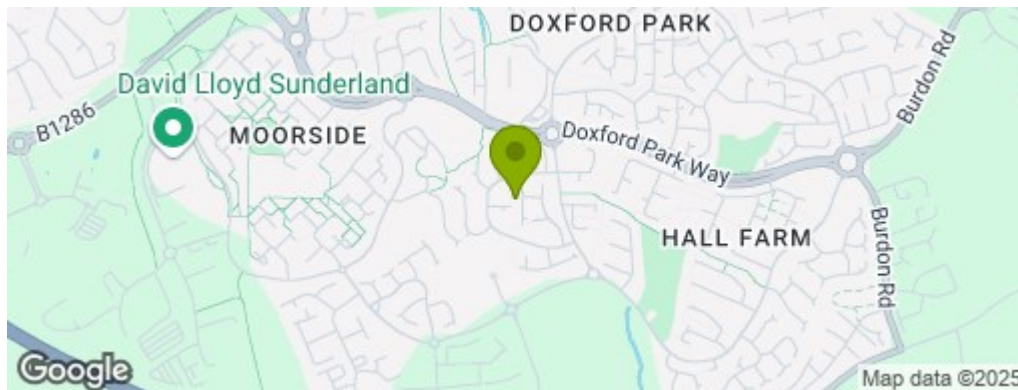
To the front of the property is a lawned garden and double length driveway for off street parking, whilst to the rear is an enclosed garden with lawn, planted borders and patio area.

Garage

Integral single garage with electric roller door and an electric car charging point.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available upload speed 1000 Mbps. Highest available download speed TBC Mbps.

Mobile Signal/covage: Likely with O2, Three and Vodafone. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual Price: £2,093(Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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