



Crofters Way, South Bents, Sunderland, Tyne & Wear, SR6 8BN

Asking Price £465,000



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PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * FOUR BEDROOM DETACHED * LARGE DRIVEWAY * DESIRABLE LOCATION * GARAGE * GARDENS * COUNCIL TAX BAND - E * EPC RATING - B *

Nestled in the desirable Crofters Way, South Bents, this stunning four-bedroom detached house is a true gem within a modern development crafted by Miller Homes. The property boasts an upgraded and stylish interior, making it an ideal family home.

Upon entering, you are welcomed by a spacious reception hall that leads to a staircase ascending to the first floor and a convenient cloakroom/wc. The attractive lounge at the front of the house provides a warm and inviting space for relaxation. At the rear, the fabulous dining kitchen is a highlight, featuring bi-folding doors that open onto the rear patio, seamlessly blending indoor and outdoor living. The kitchen is equipped with an excellent range of units and a selection of integrated appliances. Additionally, a useful utility room offers extra practicality.

The first floor comprises a family bathroom/wc and four generously sized bedrooms, three of which are fitted with wardrobes. The master bedroom benefits from a spacious en-suite shower room, providing added comfort and privacy.

Externally, the property is complemented by a well-maintained garden at the front, along with a large driveway that offers ample off-street parking and access to a single garage. The rear garden is a delightful landscaped space, featuring a lawned area, patio, and planted borders, ideal for outdoor entertaining or simply enjoying the fresh air.

Conveniently located, this home is within easy reach of local amenities, shops, and schools, as well as the stunning nearby coastline.

We highly recommend arranging a viewing to fully appreciate the exceptional standard of accommodation and the enviable location this property has to offer.



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Hallway 5'1" x 12'1"	Kitchen / Diner 18'4" x 10'7"	Bedroom 1 7'11" x 14'4"	Bedroom 3 10'2" x 11'2"
WC .298'6" x 6'3"	Garage 9'10" x 19'6"	En Suite 8'0" x 4'11"	Bedroom 4 9'1" x 7'5"
Living Room 12'5" x 14'11"	Landing 7'10" x 12'5"	Bedroom 2 10'7" x 11'3"	



Ground Floor



Floor 1

Viewings

Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾
1384.34 ft²
128.61 m²

(1) Excluding balconies and terraces

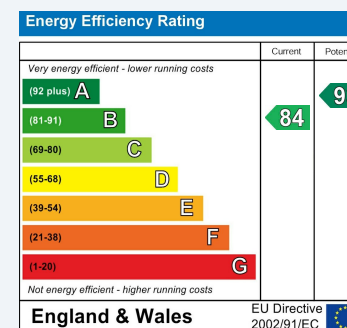
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.