

Longmeadows, East Herrington, Sunderland, SR3 3SE

Offers In The Region Of £349,950



# Longmeadows, East Herrington, Sunderland, SR3 3SE



\* FOUR BEDROOM DETACHED \* GARAGE \* SR3 \* DRIVEWAY \* CLOSE TO AMENITIES \*HIGH SPECIFICATION  
\* COUNCIL TAX BAND - D \* EPC RATING - TBC \*

Nestled in the tranquil cul-de-sac of Longmeadows, East Herrington, this splendid four-bedroom detached family home offers a perfect blend of modern charm and spacious living. The property is ideally located, providing easy access to a variety of primary and secondary schools, local amenities, and excellent transport links via the A19 and A690. Additionally, the picturesque Herrington Country Park is just a stone's throw away, making it an ideal setting for families.



Upon entering, you are greeted by a generous entrance hall that leads to a delightful open-plan living and dining area, complete with patio doors that invite natural light and provide a seamless connection to the outdoor space. The well-appointed family kitchen with breakfast bar is perfect for casual dining, while a separate front reception room offers additional versatility. A convenient ground floor WC adds to the practicality of the layout.

The first floor boasts an impressive fully tiled house bathroom, featuring a shower, free-standing bath, toilet, and sink. The master bedroom benefits from a Jack and Jill style access to the main bathroom, while two additional bedrooms enjoy the luxury of an en-suite facility, ensuring comfort and privacy for all family members.



Externally, the property is equally appealing, with a driveway leading to a single detached garage with a pitched roof. The front garden is well-maintained, while the rear offers secluded private lawned gardens, complemented by decked and paved patio areas, perfect for outdoor entertaining or simply enjoying the serene surroundings.

Positioned in a prime spot within the estate, this home is surrounded by woodland, providing a prestigious and secluded feel.

Early viewing is essential to fully appreciate the charm and spaciousness of this lovely family home.



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Hallway  
15'3" x 11'6"

Kitchen  
19'10" x 9'7"

Bedroom 1  
19'10" x 10'8"

Bedroom 3  
7'6" x 4'6"

Living Room  
19'3" x 11'8"

Living Room  
8'9" x 13'1"

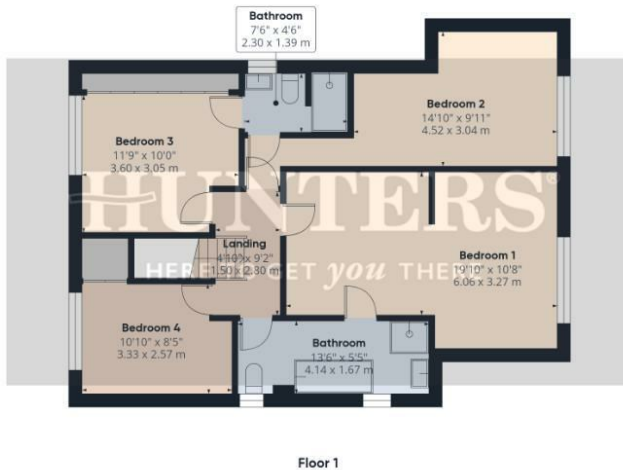
Bathroom  
13'6" x 5'5"

Bedroom 4  
10'11" x 8'5"

WC  
3'10" x 4'1"

Landing  
4'11" x 9'2"

Bedroom 2  
14'9" x 9'11"



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Approximate total area<sup>(1)</sup>  
1656.55 ft<sup>2</sup>  
153.9 m<sup>2</sup>

(1) Excluding balconies and terraces

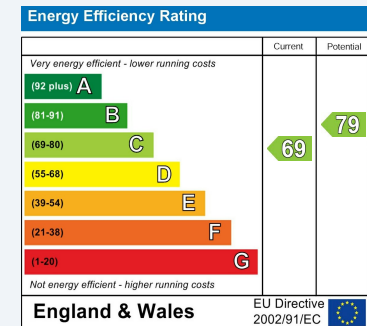
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

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### Viewings

Please contact [sunderland@hunters.com](mailto: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.



11b Sea Road, Fulwell, Sunderland, SR6 9BP  
Tel: 0191 594 7788 Email: [sunderland@hunters.com](mailto:sunderland@hunters.com) <https://www.hunters.com>

