



Meadow Lane, East Herrington, Sunderland, SR3

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Meadow Lane, East Herrington, Sunderland, SR3

Offers In The Region Of £435,000

• PLEASE VIEW VIRTUAL TOUR & FLOORPLAN • FOUR BEDROOM • DETACHED • LARGE GARDEN TO THE REAR • COUNCIL TAX BAND E • FREEHOLD • EPC RATING C • NO ONWARD CHAIN

Presenting this impressive detached house, offered for sale in a sought-after location perfect for families seeking both convenience and tranquillity.

Neutrally decorated throughout, this exceptional home blends modern elegance with practical family living. The open-plan reception room is designed to maximise natural light, featuring large windows that provide a delightful garden view and create a bright, welcoming atmosphere. Seamlessly connected to the living area is the high-quality open-plan kitchen, equipped with an elegant finish, a stylish Belfast sink, a functional kitchen island, and bespoke banquette seating. Ample storage ensures a clutter-free environment, while the abundance of natural light makes it an inviting space for both entertaining and everyday family life.

All four bedrooms are generous doubles, each benefitting from its own en-suite, thoughtfully designed for comfort and privacy. The master suite is particularly impressive, complemented by a luxurious bathroom featuring a free-standing bath shower, and heated towel rail. The additional bathrooms offer contemporary shower facilities, catering efficiently to the demands of a busy home.

Externally, this property stands out with its expansive BBQ area and inviting hot tub, providing the ideal space for outdoor gatherings and relaxation. A double garage and dedicated parking for multiple cars add to the practicality for family living.

This remarkable home encapsulates refined, contemporary living in a highly desirable neighbourhood, close to amenities and offering an unrivalled balance of comfort, style, and convenience for the discerning family. Early viewing is highly recommended.

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Floor 0

Approximate total area⁽¹⁾

1980 ft²

184 m²

Reduced headroom

15 ft²

1,4 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Kitchen/Living Area
18'4" x 32'10"

Sunroom
12'8" x 8'6"

Hallway

Garage
21'10" x 18'0"

Landing
6'7" x 3'7"

Bedroom 1
10'0" x 17'8"

Dressing Room
7'11" x 5'4"

Bathroom 1
7'11" x 8'9"

Bedroom 2
14'7" x 12'7"

Bathroom 2
8'11" x 2'6"

Bedroom 3
8'11" x 16'0"

Bathroom 3
10'0" x 3'6"

Bedroom 4
9'1" x 13'3"

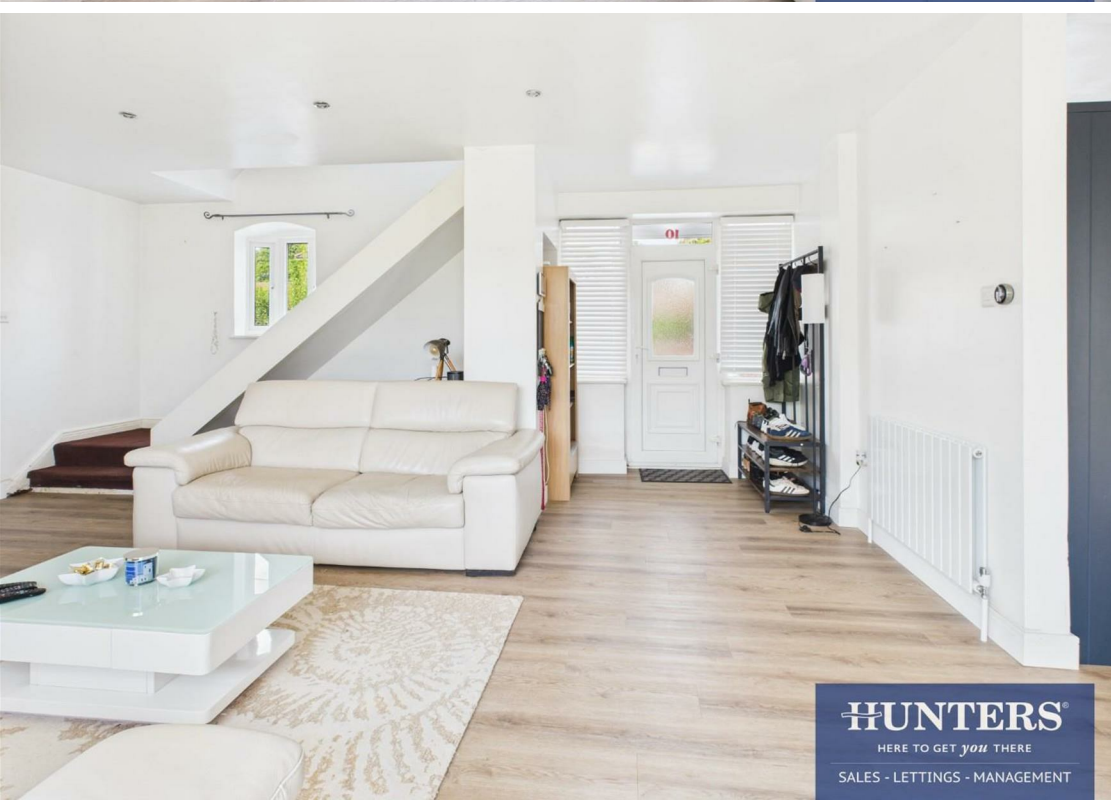
Bathroom 4
7'9" x 2'5"



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. 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.









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