



**33 Woodville Crescent, Sunderland, SR4 8RE**

**Offers Over £240,000**

Hive Estates welcomes to the market this immaculate three-bedroom dormer bungalow, located in Woodville Crescent, Sunderland. Having recently undergone a full refurbishment and rewire, this property seamlessly blends modern amenities with original details, such as the elegant bay window and classic radiators, adding character and charm.

To the rear of the home is the living room, spacious and bright with a media wall and feature lighting, it creates the perfect cosy sanctuary that overlooks the rear garden. The open plan kitchen/diner is a culinary delight, featuring rich brown cabinetry and integrated appliances. French doors lead out to the rear garden, offering a private retreat with patio and lawn. Boasting three well-sized bedrooms and two stylish bathrooms, including a luxurious ensuite in the large primary bedroom, complete with a walk-in dresser. This home offers comfort and convenience in equal measure.

Externally, to the front there is a two-car driveway. In a great location, close to local shops and transport links this home has a lot to offer.

**Kitchen/Diner 6'6" x 4'3" (2.00 x 1.30)**

**Lounge 11'9" x 10'5" (3.60 x 3.20)**

**Bedroom 1 10'2" x 11'9" (3.10 x 3.60)**

**En-suite 4'11" x 6'6" (1.50 x 2.00)**

**Dressing Room 6'4" x 7'8" (1.94 x 2.35)**

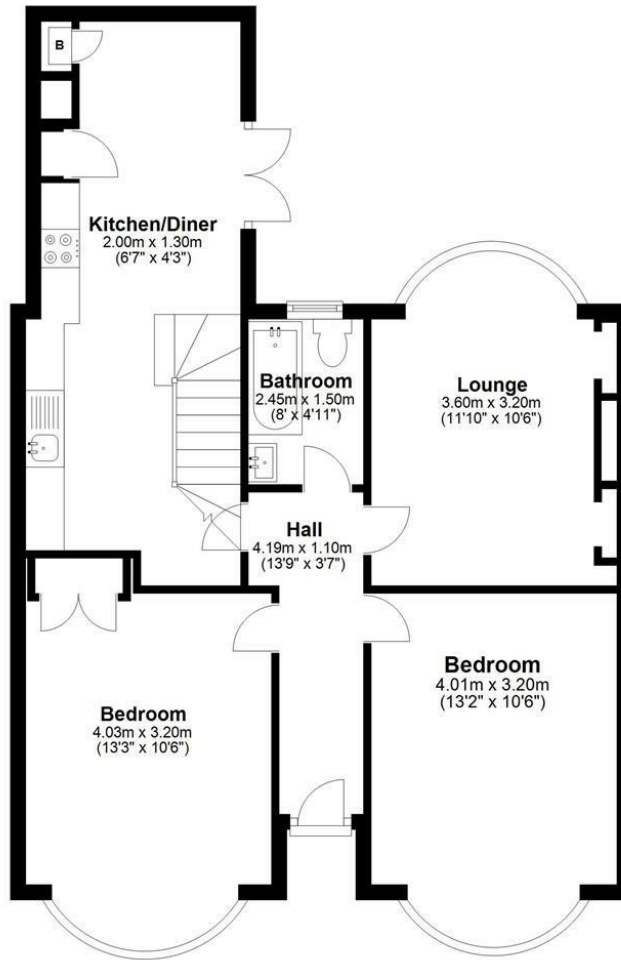
**Bedroom 2 13'2" x 10'5" (4.03 x 3.20)**

**Bedroom 3 13'1" x 10'5" (4.01 x 3.20)**

**Bathroom 8'0" x 4'11" (2.45 x 1.50)**

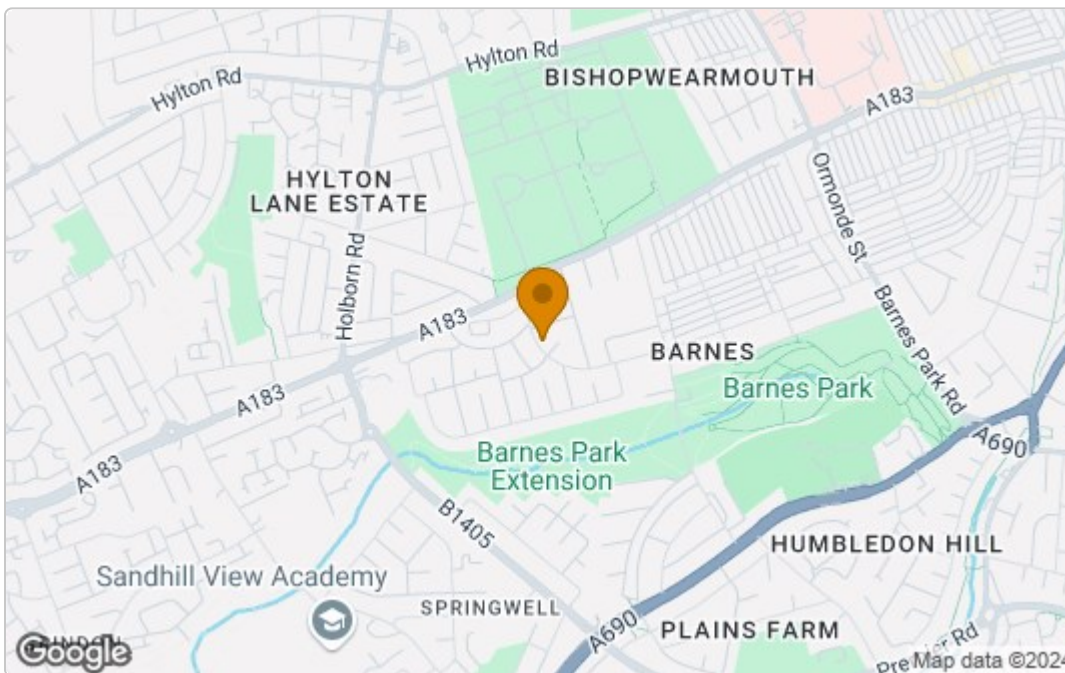
### Ground Floor

Approx. 68.4 sq. metres (736.4 sq. feet)

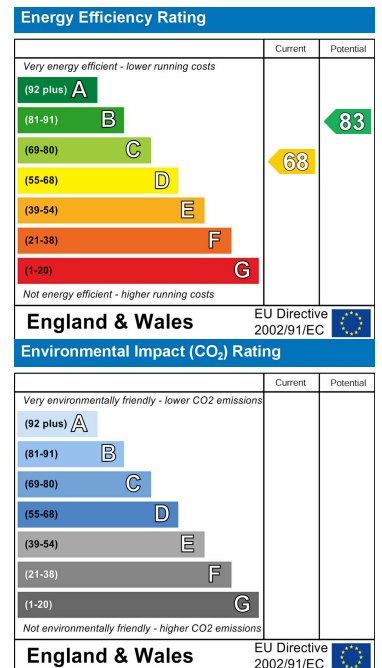


Total area: approx. 94.2 sq. metres (1013.5 sq. feet)

### Area Map



### Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.