



Offers Over £289,000

Alpine Way, SR3 1TN

****NEW PRICE****

This superb individually designed and built 4 bedroomed, split level, detached family home sits in a prominent and elevated position within the sought after Alpine Way Development in Humbledon, just off Durham Road.

Boasting many fine features this delightful home offers a spacious, contemporary and versatile living space. The accommodation is arranged over split levels and comprises of: reception hall, lounge, dining room/2nd sitting room, kitchen, utility, 2 bedrooms on the ground floor the master having the benefit of en-suite facilities whilst at first floor there are two further bedrooms and house bathroom.

Externally there are lawned gardens to the front with a paved driveway with space to park up to three cars, leading to an attached double garage. The property enjoys a private lawned garden to the rear with a hob tub and flag stoned paved seating area area with views across the city and beyond.

The property is located in a convenient position with many excellent amenities nearby including schools, shops and being within easy reach of the City Centre, and A19. Benefitting from UPVC glazing and gas central heating, immediate internal inspection is highly recommended.

Alpine Way, Sunderland, SR3 1TN

Accommodation Comprises

Entrance Hall



Impressive reception hall with double doors opening to lounge, oak flooring.

Lounge

13'4" x 16'3" (4.06m x 4.95m)



Oak flooring, feature log burning stove, stair case leading to dining area.

Dining Room/2nd Sitting Room

9'9" x 16'3" (2.96m x 4.95m)



Oak flooring, French doors to gardens

Kitchen

9'9" x 14'8" (2.96m x 4.46m)



Well appointed kitchen with a comprehensive range of base & eye level units, contrasting granite worktops and breakfasting bar together with a range of integral appliances.

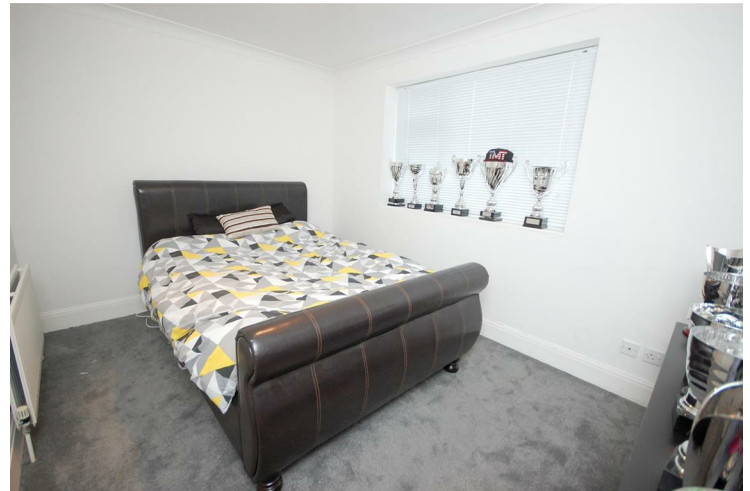
Utility

9'9" x 6'9" (2.96m x 2.06m)

Plumbing for appliances.

Ground Floor Bedroom

13'4" x 8'11" (4.06m x 2.73m)



WC

Low level wc, wash hand basin.

Alpine Way, Sunderland, SR3 1TN

Master Bedroom

11'6" x 14'6" (3.51m x 4.41m)



House Bathroom



Free standing bath, separate shower cubicle, low level wc, wash hand basin, partially tiled.

En-suite



shower cubicle, low level wc, wash hand basin. partial tiling.

Externally

Externally there are lawned gardens to the front with a paved driveway with space to park up to three cars, leading to an attached double garage. The property enjoys a private lawned garden to the rear with a hob tub (subject to negotiation) and flag stoned paved seating area area with views across the city and beyond.

First Floor

Bedroom

13'4" x 13'2" (4.06m x 4.02m)



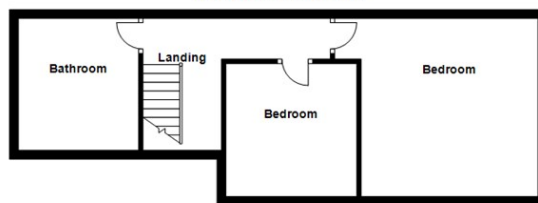
Bedroom

9'11" x 9'9" (3.03m x 2.98m)

Ground Floor
Approx. 107.7 sq. metres (1159.0 sq. feet)

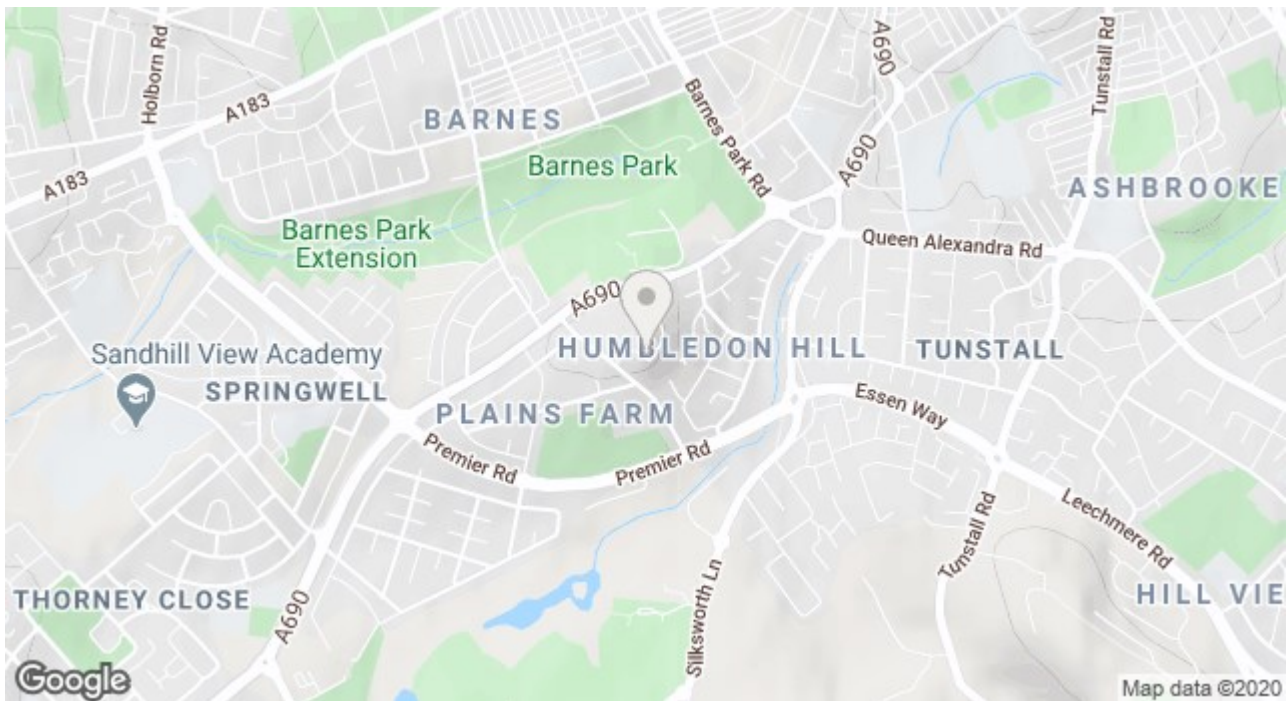
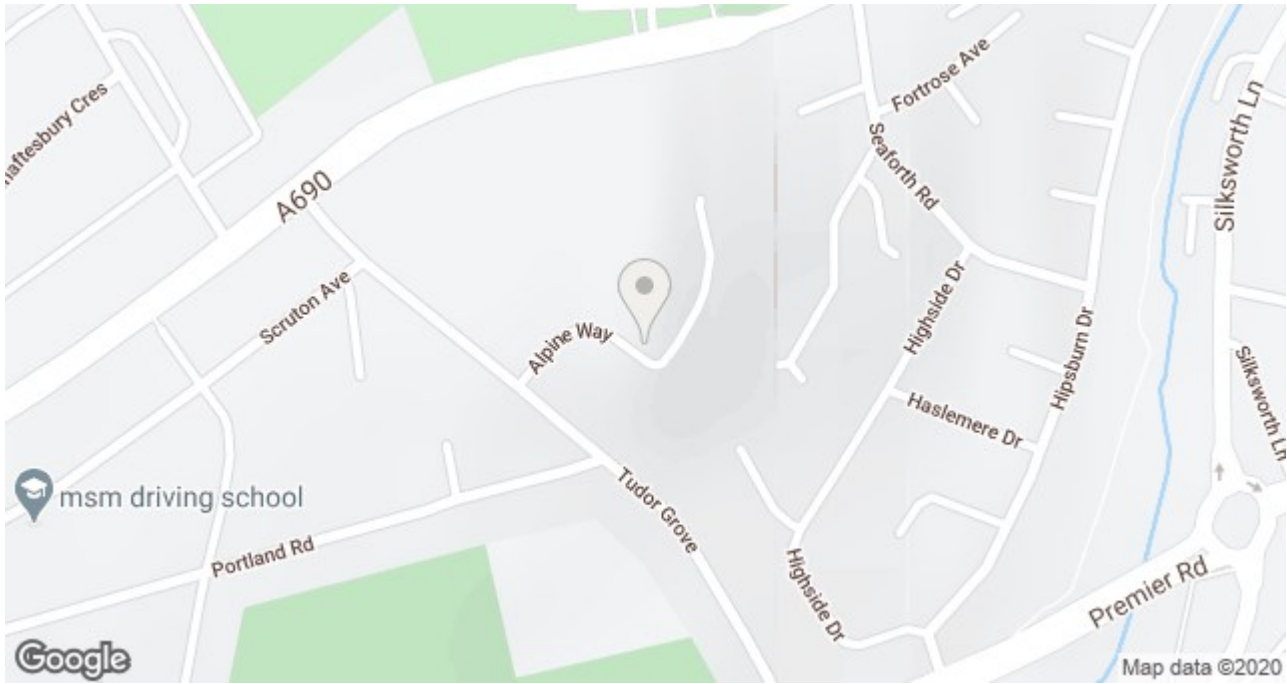


First Floor
Approx. 43.0 sq. metres (462.9 sq. feet)



Total area: approx. 174.9 sq. metres (1882.7 sq. feet)

Alpine Way, Sunderland, SR3 1TN



Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		62	78
England & Wales		EU Directive 2002/91/EC	