

Starflower Close  
Hillfield Meadows  
Sunderland  
SR3 1EZ



# Starflower Close

## £220,000

### INTRODUCTION

SUPERB 3 DOUBLE BED DETACHED HOME - RECENT NEW BUILD ON HILLSIDE MEADOWS DEVELOPMENT - PRINCIPAL BEDROOM WITH EN SUITE - IMPRESSIVE DINING KITCHEN - DRIVEWAY & GARAGE - LANDSCAPED REAR GARDEN - TRANSFERRABLE BALANCE OF 10 YEAR STRUCTURAL WARRANTY ...

### ENTRANCE HALL

Carpet flooring, radiator. Door leading off to lounge.

### LOUNGE

Carpet flooring, double radiator, front facing white uPVC double-glazed window. This is a lovely size lounge with ample space for a variety of furniture arrangements. Door leading off to internal hallway.

### INTERNAL HALLWAY

Carpeted stairs to first floor landing, door leading off to WC, door leading off to dining kitchen.

### W C

Vinyl wood-effect flooring, hand basin with chrome taps, toilet with low level cistern. Radiator, extractor fan.

### DINING KITCHEN

Vinyl wood-effect flooring, double radiator, white uPVC double-glazed window with views over the rear garden, white uPVC double-glazed doors leading out to rear garden and patio. This is a lovely space with a dining area at one end of the room, built-in storage, lovely shaker style kitchen with contrasting wood-effect laminate work surfaces. Stainless steel sink with bowl and a half, single drainer and flexible tap, integrated electric oven, 4 ring ceramic hob, feature extractor chimney in stainless steel finish with matching splash back, built-in cupboard contains a Combi boiler, integrated fridge/freezer, integrated dishwasher, and integrated washing machine.

### FIRST FLOOR LANDING

Built-in cupboard, loft hatch, radiator. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BATHROOM

Vinyl wood-effect flooring, chrome towel heater style radiator, side facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap. Extractor fan, stylish tiling.

### MASTER BEDROOM

A beautiful principal bedroom with carpet flooring, 3 front facing white uPVC double-glazed windows, large double radiator. Fitted wardrobes with sliding doors and door leading off to en suite.

### EN SUITE

Vinyl flooring, chrome towel heater style radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, double shower cubicle with shower fed from the main central heating boiler. Extractor fan. Stylish tiling

### BEDROOM 2

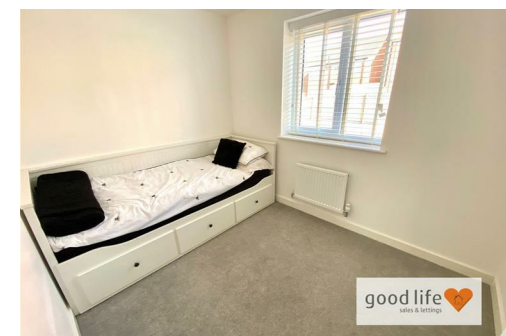
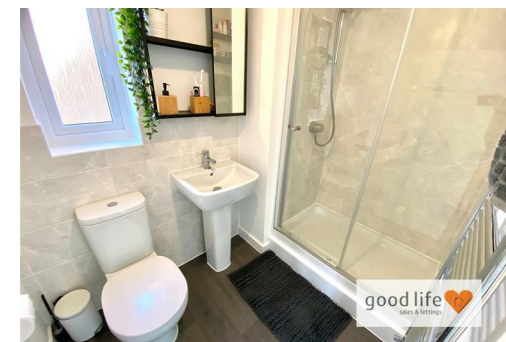
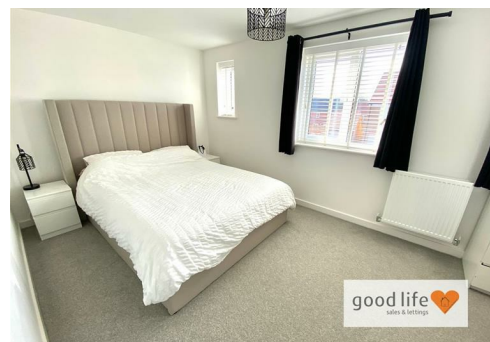
Large double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window.

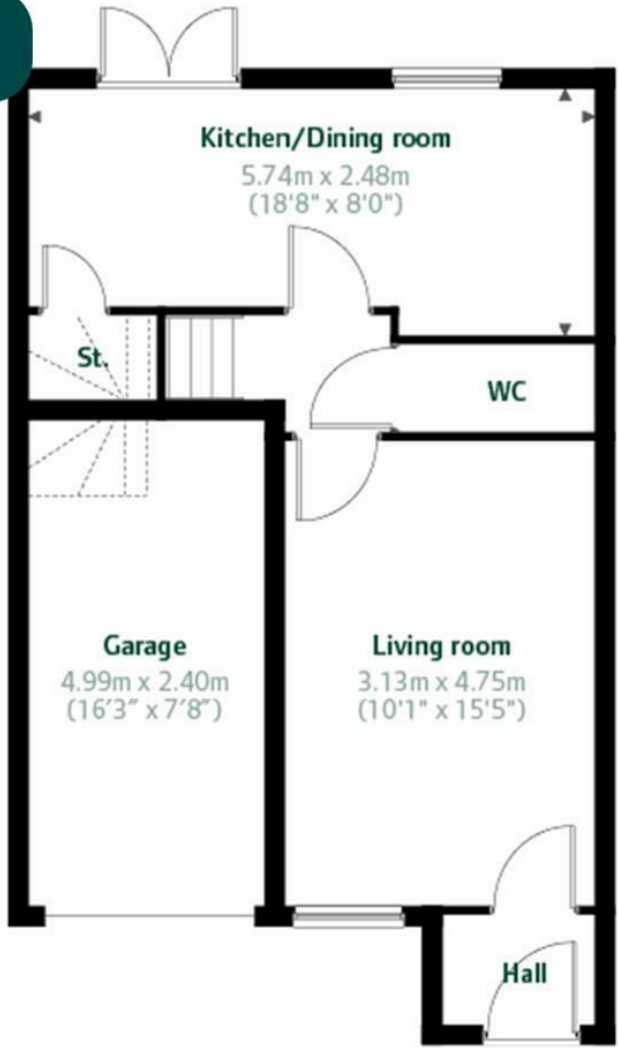
### BEDROOM 3

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a good size double bedroom.

### EXTERNALLY



# Ground Floor



Local Authority  
Sunderland

Council Tax Band  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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