

Highclere Drive

Ryhope
Sunderland
SR2 0DB



Highclere Drive

£235,000

INTRODUCTION

4 BEDROOM DETACHED HOME - LARGE LOUNGE THROUGH DINING ROOM - EN SUITE TO MASTER BEDROOM - EACH BEDROOM DOUBLE IN SIZE - SEPARATE UTILITY - DRIVEWAY & GARAGE - IMPRESSIVE SPLIT LEVEL REAR GARDEN WITH SUN DECK - SUNNY ASPECT TO REAR ...

ENTRANCE HALL

Entrance via double-glazed door. Laminate wood-effect flooring, radiator, carpeted stairs to first floor landing. Door leading off to WC, kitchen and lounge/dining room.

W C

Vinyl tile-effect flooring, radiator, white toilet with low level cistern, white hand basin with chrome tap. Extractor fan.

OPEN PLAN LOUNGE/DINING ROOM

A lovely large open space with natural lounge and natural dining area. Laminate wood-effect flooring, 2 radiators, front facing white uPVC double-glazed bay window, white double-glazed sliding doors.

KITCHEN

Measurements taken at widest points. Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window, recessed lights to ceiling. Fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting work surface. Stainless steel sink with bowl and a half, single drainer and flexible Monobloc tap. Space and plumbing for a tall fridge/freezer, space and plumbing for a dishwasher, integrated electric oven, 4 ring gas hob and integrated extractor. Door leading off to separate utility.

UTILITY ROOM

Laminate wood-effect flooring, radiator, double glazed external door leading to the side of the property, wall mounted Combi boiler. Stainless steel sink with single bowl, single drainer and matching taps. Laminate wood-effect work surface with cupboard beneath and space either side for washing machine and dryer. Extractor fan.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, built-in cupboard providing useful storage. 5 doors leading off, 4 to bedrooms and 1 to bathroom.

BATHROOM

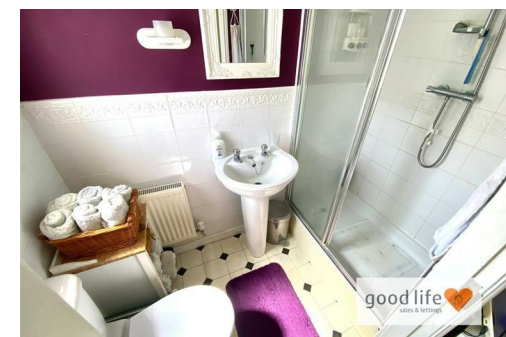
Vinyl flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap. Tiling to approx. half height around the bath, toilet and sink area. Extractor fan.

MASTER BEDROOM

Carpet flooring, radiator, front facing white uPVC double-glazed bay window. Good size double bedroom. En suite leading off.

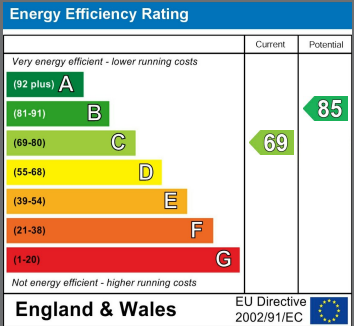
EN SUITE

Double shower cubicle with shower fed from the main hot water system, sink with single pedestal and chrome tap, toilet with low level cistern. Radiator, vinyl tile-effect flooring, front facing white uPVC double-glazed window with privacy glass. Tiling to half height and to full height in the shower area. Extractor fan.



Local Authority
Sunderland

Council Tax Band
D



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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