



## 47 Sunderland Road Villas, Heworth, NE10 8HD

Offers Over £349,950

Welcome to Sunderland Road Villas in the charming neighborhood of Heworth, where this remarkable house awaits you. Prepare to be captivated by its unique blend of classic elegance and contemporary style. Meticulously crafted through a comprehensive program of renovations and extensions, this residence has been transformed into a haven of modern luxury.

Upon entering, you are greeted by an inviting entrance lobby that sets the tone for the rest of the house. Step into the hallway, where the spaciousness of the property unfolds before your eyes. The lounge beckons with its warm ambiance, offering a cozy retreat for relaxation and entertainment. The heart of this home lies in its stunning open plan kitchen, an architectural masterpiece. Extending to the rear, it creates an expansive space that seamlessly integrates a modern kitchen, a dining area, and a comfortable sitting area. The ground floor presents a versatile fourth bedroom, which can be effortlessly transformed into a serene home office, providing the flexibility to adapt to your evolving needs. Additionally, a thoughtfully designed shower room/laundry room on this level adds convenience to your daily routine. Ascending the stairs, you reach a bright and airy landing that leads to three beautifully appointed bedrooms. Each room offers a tranquil sanctuary, perfect for restful nights and peaceful dreams. Completing the upper level is a stylish bathroom/wc. Outside, a generously proportioned garden awaits, providing an enchanting backdrop for outdoor gatherings. At the front of the property, a driveway allows for convenient parking. In summary, this exceptional home on Sunderland Road Villas is an embodiment of refined living. With its meticulously designed spaces, abundant natural light, and a harmonious blend of contemporary features and classic charm. An internal viewing is simply a must! FREEHOLD COUNCIL TAX BAND C

**ENTRANCE LOBBY**

6'2" x 5'6" (1.90 x 1.68)

**HALLWAY**

14'4" x 4'6" (4.38 x 1.38)



**LOUNGE**

17'11" x 11'10" (5.48 x 3.63)

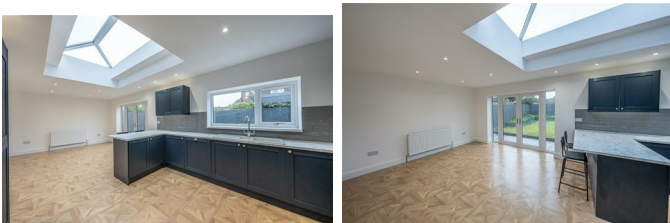


**KITCHEN / DINING / LIVING**

26'7" x 12'7" (8.11 x 3.84)



**DINING AND SITTING AREA**



**GROUND FLOOR SHOWER ROOM / LAUNDRY**

9'1" x 6'7" (2.79 x 2.02)



**GROUND FLOOR FOURTH BEDROOM / HOME OFFICE**

17'0" x 6'8" (5.20 x 2.05)



**FIRST FLOOR**



### BEDROOM ONE

11'11" x 5'3" (3.64 x 1.61)



### BEDROOM TWO

12'0" x 9'8" (3.66 x 2.97)



### BEDROOM THREE

8'11" x 7'10" (2.72 x 2.41)



### BATHROOM/WC

10'10" x 4'5" (3.31 x 1.37)



### EXTERNAL

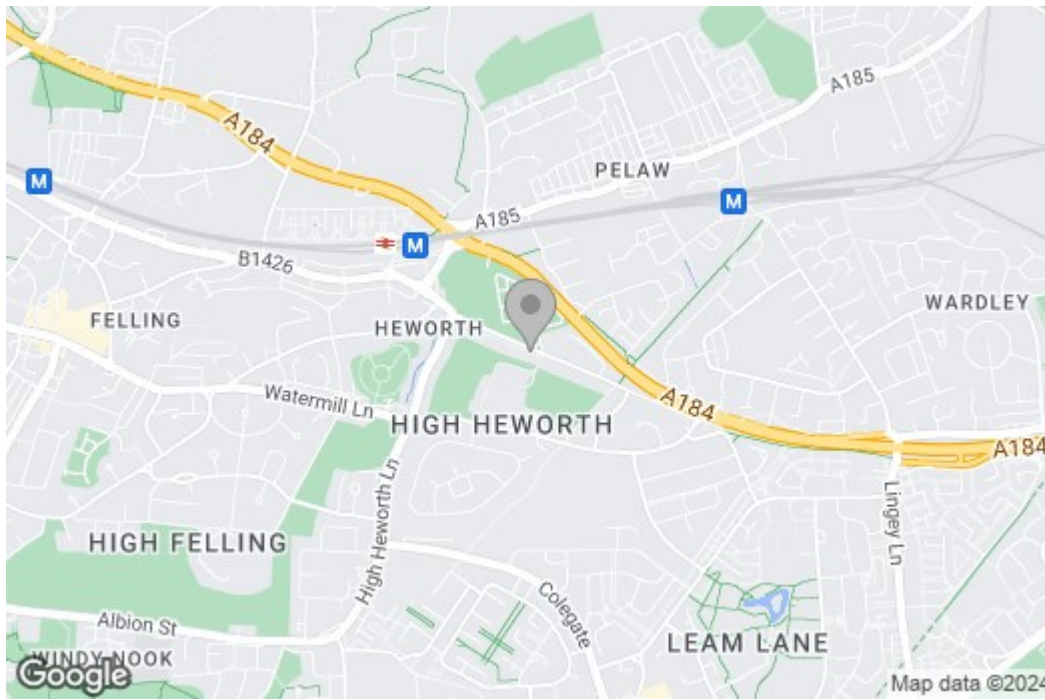


### Property disclaimer

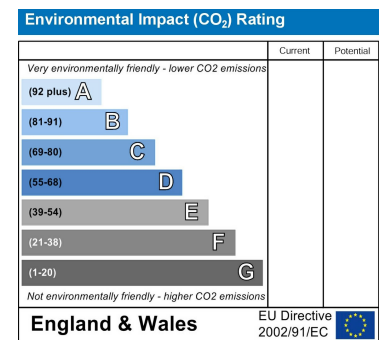
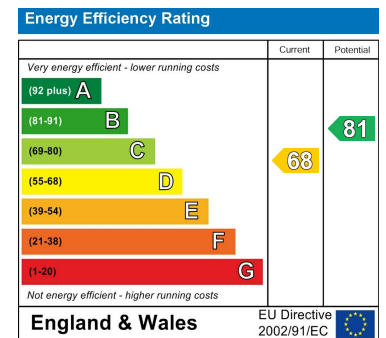
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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