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The Cottage 52 Woodville Crescent, High Barnes, Sunderland, Tyne And Wear SR4 8QG

£595,000

A GOLD property of distinction, from Linda Leary Estate Agents. We are delighted to offer to the market a unique freehold property located in the High Barnes area of Sunderland. This spacious, high spec, individually designed 4/5 Bedroom Detached Extended Bungalow set in approx 1/4 of an acre is accessed via a private gated entrance with driveways providing off street parking for 6-7 cars. Having been the subject of major capital expenditure by the present owners thus creating a wonderful family home.

Any purchasers will not be disappointed with the internal layout and dimensions of this stunning home as well as the superb rear garden with paved terrace. High Barnes is one of the most sought after residential areas in Sunderland with an excellent variety of shops, restaurants, schools, parks and Sunderland Royal Hospital close by. There is also easy access to the City Centre, A19 for commuting and the beautiful North East Coast is only a short drive away. This luxurious family home has to be viewed to be fully appreciated, to the stunning interior design, having the benefit of ample off street parking and superb outdoor space to the rear. This amazing home offers spacious accommodation on one level, comprising entrance vestibule with double doors which open to reveal the spacious Hallway which provides doors leading to all principal rooms, a formal Dining Room ideal for entertaining gives access to the 18'10" Living Room located at the front of the property bathed in natural light from double doors to the front elevation. The heart of this spectacular home is fitted with a comprehensive range of high quality floor, wall and drawers cabinets with integrated appliances and granite work surfaces, with access to the garden and a spacious utility room, there is also a further Dining Room to the rear elevation as well as a spacious Sitting Room with double doors to a stunning Garden Room. Finally, there are 4 good size Bedrooms, a stylish Family Bathroom and Shower Room,

Ground Floor

Entrance Vestibule

Entrance to this superb home is via double doors leading to the entrance vestibule which has the benefit of granite tiling to the floor and a further set of double doors open to reveal the Reception Hall.

Reception Hall



Accessed via double doors from the entrance vestibule this spacious reception hall has the benefit of granite tiling to the floor, coving to the ceiling and heating is provided by a central heating radiator. There are 3 built in cupboards which provide storage and display shelving space. The reception hall continues throughout the bungalow with doors providing access to all principal rooms.

Dining Room

11'9" x 10'11" (3.6 x 3.34)



The dining room is wonderfully positioned at the front of the house and the generous size of this room provides an ideal place to entertain or to hold formal dinner parties. A double glazed window provides natural light and heating to this room is provided by a central heating radiator. Further features of this room include coving to the ceiling and laminate flooring. This rooms flows naturally through to the Living Room.

Living Room

18'10" x 13'2" (5.76 x 4.02)



A stunning room with magnificent double glazed windows and double doors to the front elevation. There is also a marble feature fire surround with inset electric fire and a central heating radiator provides background heating. The colour scheme of this room is complimented by a further window to the side elevation, cornice to the ceiling and laminate flooring.

Living Room



Kitchen

11'6" x 20'5" (3.53 x 6.24)



The heart of this luxurious home showcases a stylish Kitchen featuring a comprehensive top of the range selection of floor, wall and drawer cabinets with contrasting granite work surfaces

and inset 1.5 bowl sink unit. Integrated appliances include a hob, double ovens, extractor hood and there is also space for an American style fridge freezer. Natural light floods into this room from the two double glazed windows to the rear elevation which also offer views over the rear gardens, background mood lighting is provided by under cabinet lighting and plinth lighting to the kick plates. Some of many features of this room include a breakfast bar, coving to the ceiling, splash back tiling to the walls and contrasting granite tiling to the floor. A door connects this room to the Utility and a stable style door opens to give direct access to the rear terrace.

Kitchen



Utility

6'7" x 9'1" (2.03 x 2.79)



Continuing the theme from the Kitchen, the Utility is fitted with floor and drawers cabinets plus larger cabinet. This room has the benefit of a 1.5 bowl stainless steel sink unit, granite work surfaces and space for a washing machine and tumble dryer. Further features of this room include a double glazed window with views over the rear gardens, coving to the ceiling, plinth lighting to the kick plates, splash back tiling to the walls and granite tiling to the floor.

Second Dining Room

11'5" x 9'11" (3.50 x 3.03)



This comfortable room is currently being used as a second dining room but could provide a play room, further reception room, 5th bedroom or home office space. The neutral decor of this room is complimented by natural light which floods through a double glazed window offering views across the rear garden. Background heating to this cosy but spacious room is provided by a central heating radiator, this room also has the benefit of an elaborately detailed ceiling rose, plaster work coving to the ceiling and carpet to the floor. An ornate archway opens this room up to the Sitting Room.

Sitting Room

16'8" x 13'5" (5.10 x 4.10)



The very spacious Sitting Room is wonderfully positioned at the rear and side of the property. The focal point of this light and airy room is the exposed brick fire place with feature surround and inset fire grate. The fabulous elaborately detailed ceiling rose, plaster work coving to ceiling and traditional style panelling to the wall make this room ideal for family living. Two central heating radiators provide back ground heating

Sitting Room



Garden Room

12'2" x 14'4" (3.73 x 4.39)



Upon entering this spacious room you will be impressed by the double glazed windows to three elevations providing views over the gardens plus double doors which open onto the rear paved terrace. The design of this room takes full advantage of the ceiling height and offers the perfect place to sit and relax, laminate flooring compliments the look and feel of this room perfectly. Background heating is provided by a central heating radiator and a further door offers access to the side elevation and drive.

Garden Room



Bedroom 1

11'10" x 9'11" (3.63 x 3.04)



Set to the front of the property, natural light flows through the double glazed window of this room. The decor of this room is complimented by coving to the ceiling and a central heating radiator. Built in wardrobes providing hanging and storage space complete this elegant room.

Bedroom 2

11'8" x 9'9" (3.58 x 2.99)



A fabulous double room featuring sliding door fitted wardrobes offering hanging and storage space. The neutral decor of this room is complemented by the carpeting to the floor, plaster work coving to the ceiling and a central heating radiator. Finally a double glazed window allows views over the front garden.

Bedroom 2



Bedroom 3
9'8" x 9'10" (2.95 x 3.01)



This delightful double bedroom offers a double glazed window overlooking the approach to the property. The calming feel of this spacious room is enhanced by coving to the ceiling, a central heating radiator and carpet to the floor. A door connects to the shower room.

Shower Room
3'7" x 8'5" (1.10 x 2.59)



This luxurious shower room comprises a shower/steam room enclosure with jet massage shower, wash hand basin set into a vanity unit also providing storage space plus a close coupled w.c. Stylish marble splash back tiling to the walls is complimented by matching marble tiling to the floor.

Family Bathroom
7'7" x 9'8" (2.33 x 2.96)



This beautiful room has the benefit of a stylish glass bowl wash hand basin, panelled jacuzzi bath, close coupled w.c. and shower /steam room enclosure with jet massage shower. A double glazed window, marble tiling to walls and contrasting tiling to the floor completes the calming feel of this luxurious room.

Bedroom 4
8'5" x 9'8" (2.57 x 2.97)



This beautiful room has a double glazed window to the side elevation with views over the side garden. Plaster work coving to the ceiling and a central heating radiator are complimented by a fitted carpet.

Exterior



Entrance to this impressive property is through a high brick/fenced boundary wall, via double wrought iron gates to the front which open to reveal a private court yard, there are a further set of wooden gates which leads to an enclosed driveway both of which provide ample off street parking for several vehicles. The rear of the property has an amazing garden site stretching to approximately just over quarter of an acre which has been maintained meticulously by the present owners, offering a paved terrace ideal for entertaining or family living with steps leading to a lawn the perfect play area for children. A further set of steps lead from the terrace to a decked seating area ideal for al fresco dining. The mature trees and shrubs provide screening making this a very private and secure area and a safe haven for children. This peaceful and tranquil setting also offers a pond as well as access to 2 garden sheds and a Summer House capable of housing a hot tub, plus a further UPVC double glazed Summer house to sit and relax on cooler days.

Garden



Garden



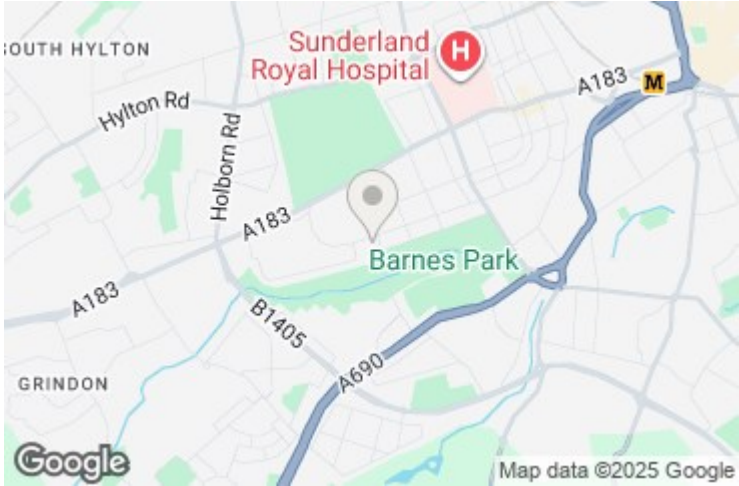
Garden



Terrace



Terrace





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		
		79
		51
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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