



**Sycamore Grove, Springwell, NE9 7SE**  
**4 Bed - House - Detached**  
**£365,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

\* NO CHAIN \* RARELY AVAILABLE OPPORTUNITY \*  
STUNNING RE-FITTED KITCHEN \* BEAUTIFUL TREE-LINED  
CUL-DE-SAC \* TRADITIONALLY SOUGHT-AFTER LOCATION  
\*

A rarely available opportunity on one of Springwell Village's most desirable tree-lined streets, this beautifully presented home on Sycamore Grove offers spacious accommodation in a peaceful and established setting. Offered with no onward chain, the property is ideal for a wide range of buyers seeking a quality home in a highly regarded location.

The floor plan comprises an entrance hallway, a large and inviting open-plan living and dining room, a conservatory, a gorgeous re-fitted kitchen, utility room and a downstairs WC. To the first floor there are four well-sized bedrooms and a family bathroom. Externally there is a driveway providing off-street parking leading garage and pleasant gardens to both the front and rear.

Sycamore Grove forms part of a highly desirable cul-de-sac within Springwell Village, a location known for its traditional charm, community feel and excellent convenience. The village offers local shops, a popular primary school and well-regarded pubs and restaurants. Excellent transport links via the A1(M) and A19 provide easy access to Gateshead, Newcastle, Sunderland and Durham, while nearby countryside and walking routes add to the appeal. This is a rare chance to secure a spacious family home in one of the village's most sought-after streets.

## GROUND FLOOR

### Porch

### Hallway

### Living Room

17'0" x 12'1" (5.2 x 3.7)

### Dining Area

11'5" x 9'10" (3.5 x 3)

### Conservatory

9'6" x 7'10" (2.9 x 2.4)

### Kitchen

13'1" x 10'2" (4 x 3.1)

### Utility Room

17'0" x 8'6" (5.2 x 2.6)

### Downstairs WC

6'2" x 2'11" (1.9 x 0.9)

## FIRST FLOOR

## Landing

### Bedroom

18'4" x 12'9" (5.6 x 3.9)

### Bedroom

11'9" x 11'5" (3.6 x 3.5)

### Bedroom

11'5" x 11'5" (3.5 x 3.5)

### Bedroom

17'0" x 8'6" (5.2 x 2.6)

### Bathroom

8'10" x 8'2" (2.7 x 2.5)

## Agent's Notes

Council Tax: Sunderland, Band E - Approx. £2,558 p.a

Energy Rating: C

Property Construction – Standard

Number & Types of Rooms – 4 Bedrooms, 3 reception room, 2 kitchens and 1 bathroom.

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Mortgage Advice

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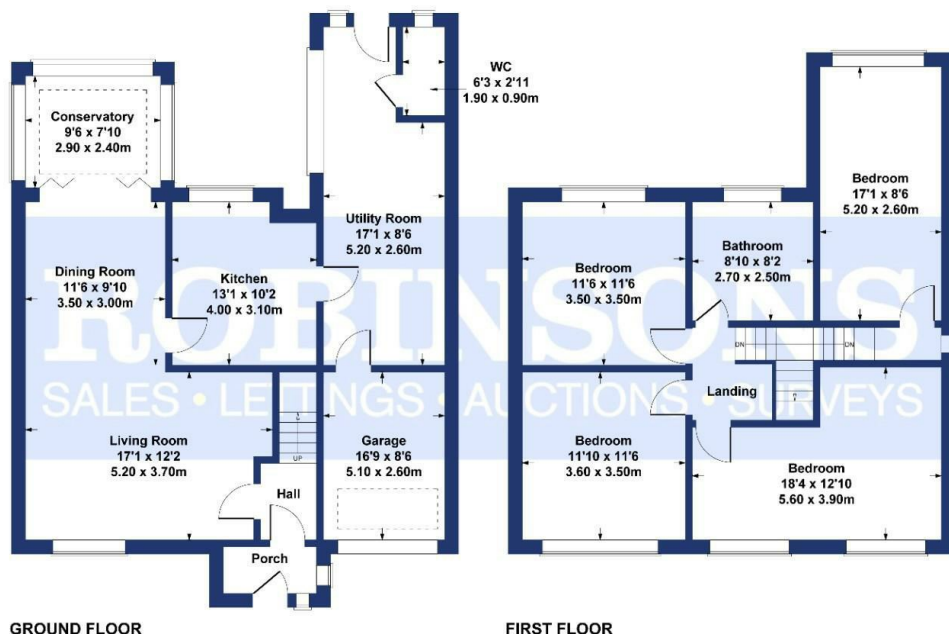
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Sycamore Grove**  
Approximate Gross Internal Area  
1690 sq ft - 157 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (48-54)                                     | E |         |           |
| (35-47)                                     | F |         |           |
| (21-34)                                     | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 69      | 77        |
| EU Directive 2002/91/EC                     |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|-----------------------------------------------------------------|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A |         |           |
| (81-91)                                                         | B |         |           |
| (69-80)                                                         | C |         |           |
| (55-68)                                                         | D |         |           |
| (48-54)                                                         | E |         |           |
| (35-47)                                                         | F |         |           |
| (21-34)                                                         | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| England & Wales                                                 |   |         |           |
| EU Directive 2002/91/EC                                         |   |         |           |

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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