

Alpine Way, Humbledon, Sunderland £550,000











A rare opportunity to acquire this striking and architecturally designed detached residence, offering a distinctive contemporary aesthetic and an exceptional sense of space across four floors of beautifully arranged accommodation.

Positioned near the apex of Humbledon Hill in an outstanding and highly private setting, the property occupies a generous south-facing plot of approximately one third of an acre, with extensively landscaped gardens to the rear and side, creating a superb outdoor environment that perfectly complements the home's modern design. The grounds are further enhanced by mature trees providing natural screening, ensuring a high degree of privacy.

Designed with modern family living in mind, the property features a superb open-plan interior layout, delivering impressive and versatile living spaces ideal for both entertaining and everyday life. The accommodation extends to five well-proportioned bedrooms and four bathrooms, thoughtfully arranged across the four floors.

A standout feature is the extensive south-facing Juliet balcony, accessed from the main living area, allowing natural light to flood the principal reception space and creating a seamless connection between indoor and outdoor living.

The lower ground floor has been expertly configured as a dedicated leisure suite, offering flexible recreational space with the added benefit of direct access onto the landscaped gardens, further enhancing the home's lifestyle appeal.

Externally, the property continues to impress with formal terraces, a decked seating area, and beautifully landscaped gardens wrapping around three sides of the home. In addition, there is ample parking provision with two garages, providing excellent storage and practicality.

MAIN ROOMS AND DIMENSIONS

This is a truly unique home that combines bold architectural design with generous proportions, exceptional outdoor space, and a highly desirable south-facing orientation, making it a standout residence for those seeking contemporary living in a private and substantial setting.

Ground Floor
Access via entrance door.

Reception Hall



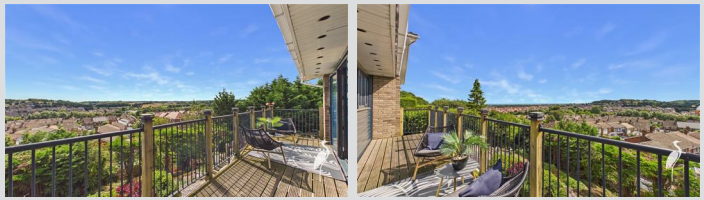
Built in sliding door storage, double glazed picture window and a radiator. Stairs leading to first floor and lower ground floor. Timber/glazed double doors to living/dining area and kitchen.

Living/Dining Area



Two double glazed picture windows to front and side, and double glazed bi-folding doors to balcony. Wood burning stove and two radiators.

Balcony



With impressive far reaching views.

Kitchen



Range of modern wall and base units with countertops over incorporating 1/2 bowl sink and drainer unit with mixer tap. Integrated oven with gas hob and hood and a dishwasher. Space for an American style fridge freezer. Two seater breakfast bar and double glazed window to rear.

Bedroom 4



Double glazed window to front, double radiator and door to en-suite dressing area.

Dressing Area



Built in wardrobes. Door to en-suite.

En-Suite Shower Room



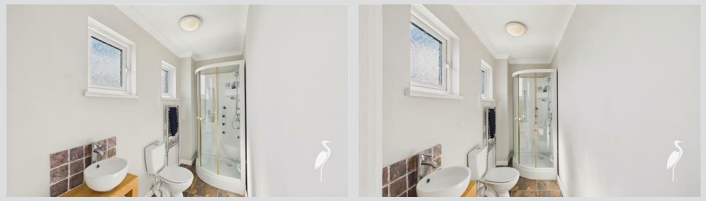
Low level WC, washbasin and shower cubicle, chrome heated towel rail.

Bedroom 5



Double glazed window to rear, radiator and built in wardrobes. Door to en-suite.

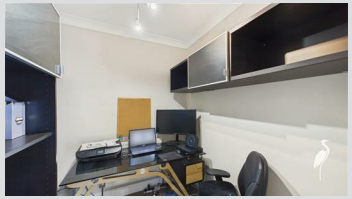
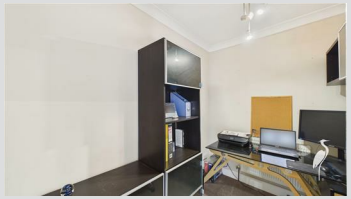
En-Suite Shower Room



Low level WC, washbasin and shower cubicle, chrome heated towel rail and two double glazed windows to rear.

MAIN ROOMS AND DIMENSIONS

Office

Radiator.

Lower Ground Floor




Radiator.

Family Room





Double glazed window to rear and a double radiator. Open plan into entertaining room.

Entertaining Room





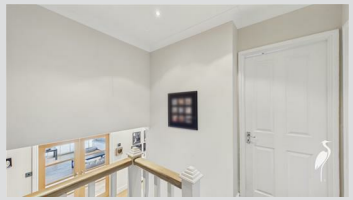

Double glazed window, patio doors and bi-folding doors to rear. Double radiator and radiator. Storage cupboard.

Utility/WC



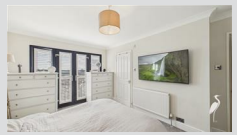

Low level wc and wash basin. Wall and base units with countertops over providing space for a washing machine and tumble dryer. Radiator.

First Floor Landing

Access point to loft.

Bedroom 1


UPVC double glazed French doors to Juliet balcony, radiator and door to en-suite.

En-Suite Shower Room




Shower cubicle, low level wc with concealed cistern and wash basin set into vanity unit. Double glazed window to rear.

Bedroom 2





Double glazed window to front, double radiator and built in wardrobes.

Bedroom 3




Double glazed window and a radiator. Built in storage.

MAIN ROOMS AND DIMENSIONS

Bathroom



Panelled bath, low level wc and wash basin set unit vanity unit. Column radiator and double glazed window.

Outside

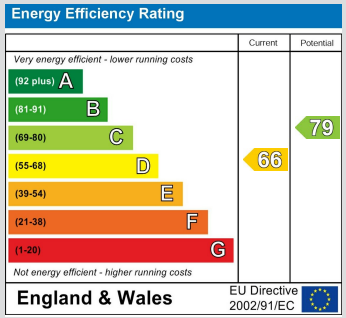


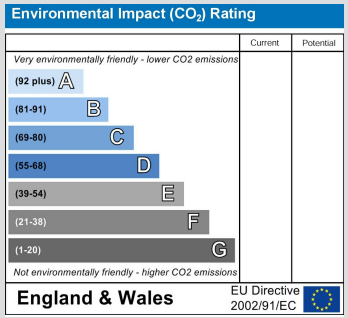
Impressive landscaped gardens to the side and rear mainly laid to lawn with patio seating area perfect for Alfresco dining and entertaining. To the front driveway providing off street parking for multiple vehicles and two garages.

Garage 1
Double garage accessed via an electric up and over door with electric roller shutter to rear.

Garage 2
Accessed via an electric up and over door. Double glazed window to rear, wall mounted boiler and stairs leading to additional storage space below garage.









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Approximate total area(1)

267.2 m²

2878 ft²

Balconies and terraces

13 m²

140 ft²

Reduced headroom

24.6 m²

265 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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