

Baneberry Drive
Hillfield Meadows
Sunderland
SR3 1EH





HILL VIEW MEADOWS SILKSWORTH

- ♥ 5 BED DETACHED
- ♥ DOUBLE DRIVEWAY
- ♥ EN SUITE TO MASTER BED
- ♥ SUPERB DINING KITCHEN
- ♥ NHBC WARRANTY



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Baneberry Drive

Offers In The Region Of £305,000

INTRODUCTION

5 BED DETACHED HOME - DOUBLE DRIVEWAY - GARAGE WITH ELECTRIC LIGHT & SOCKETS - LOVELY GARDEN PLOT WITH SUNNY ASPECT - STUNNING REAR DINING KITCHEN - SEPARATE UTILITY - EN SUITE TO LARGE MASTER BEDROOM - BEDROOM 5 OR HOME OFFICE - GREAT COMMUTER LOCATION ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Vinyl wood-effect flooring, carpeted stairs to first floor landing, wall mounted thermostat for the central heating system. Door leading off to lounge, under stairs cupboard providing additional storage, door leading off to dining kitchen.

LOUNGE

14'10 x 10'8

Lovely size lounge, suitable for most arrangements of furniture.

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Acoustic panelling providing a feature for hanging flat screen TV.

DINING KITCHEN

20'2 x 10'0

Vinyl wood-effect flooring running through, large double radiator, white uPVC double-glazed window facing out onto rear garden, white uPVC double-glazed doors leading out to rear patio and garden beyond. This is a superb open plan space with a modern and stylish fitted kitchen with a range of wall and floor units in a light grey finish with gold effect handles and complementary laminate work surfaces which return into a breakfast bar style overhang providing comfortable seating for a couple of bar stools and informal dining/breakfasting. Integrated electric oven, 4 ring gas hob and feature extractor in stainless steel finish with matching splash back, integrated double height fridge/freezer, integrated dishwasher, stainless steel sink with single bowl, single drainer and modern gold effect Monobloc tap. Recessed LED lights to the ceiling, door leads off to utility room.

UTILITY ROOM

6'3 x 5'0

Vinyl wood-effect flooring, radiator, GRP double-glazed external door, laminate work surface with space below for a washing machine and dryer, wall mounted central heating boiler. Door leading off to WC.

WC

6'3 x 4'7

Vinyl tile-effect flooring, radiator, toilet with low level cistern, hand basin with chrome tap and pedestal, side facing white uPVC double-glazed window with privacy glass.

FIRST FLOOR LANDING

Loft hatch, 6 doors leading off, 5 to bedrooms and 1 to bathroom.

BATHROOM

9'0 x 6'0

Family bathroom.

Vinyl tile-effect flooring, large double radiator, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap. Tiling around the bath area approx. 2 tiles high, extractor fan, large built in cupboard providing useful additional storage.

BEDROOM 1

13'9 x 10'8

Lovely size master bedroom.

Carpet flooring, double radiator, built in cupboard providing additional storage, front facing white uPVC double-glazed window. Door leading off to en-suite.

EN-SUITE

7'2 x 4'3

Vinyl tile-effect flooring, radiator, front facing white uPVC double-glazed window with privacy glass. Basin with single pedestal and chrome tap, toilet with low level cistern, double shower cubicle with sliding doors and shower fed from the main boiler system.

BEDROOM 2

12'5 x 10'1

Also, a large double bedroom.

Carpet flooring, double radiator, front facing white uPVC double-glazed window. This is a good size double bedroom.

BEDROOM 3

11'4 x 9'1

Also a double bedroom. Currently used a dressing room.

Carpet flooring, radiator, rear facing white uPVC double-glazed window.

BEDROOM 4

10'3 x 9'2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a double bedroom.

BEDROOM 5

8'0 x 6'10

Good size single bedroom or would make a great home office with a decent amount of space.

Carpet flooring, double radiator, rear facing white uPVC double-glazed window.

GARAGE

16'0 x 9'0

Manual up and over garage door, electric sockets and lighting, also the location for the consumer unit. Alarmed.

EXTERNALLY

Block paved driveway suitable for parking 2 vehicles.

The property has a lovely enclosed rear garden and at the time of taking the photographs we have used an artificial impression of the turf area which was in the process of being organised to be laid by the current owners.

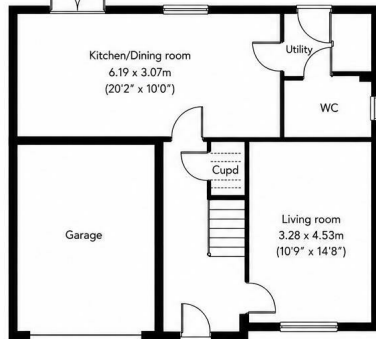




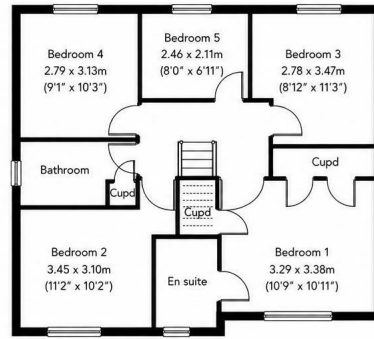
5 BED DETACHED HILL VIEW MEADOWS

SILKSWORTH

GROUND FLOOR



FIRST FLOOR



Measurements contained within the floor plan are for illustrative purposes only and should not be relied upon

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Local Authority
Sunderland

Council Tax Band
D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	91	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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