



## **20 The Square, Sunderland, SR6 8JJ**

**Offers Over £750,000**

Hive Estates welcomes to the market this stunning five-bedroom home, set over three floors, and located in the private gated development of The Square, in Fulwell. With over 3,750 sqft of accommodation, with a private intercom entry system with electric gates, this home offers space with total seclusion. Located in an exclusive gated community next to Cleadon Village and finished to a high standard, with ample space for modern family living.

Once inside, the welcoming hallway provides access to the principal rooms of the ground floor level, cloakroom and WC. To the rear of the home is the impressive open plan living/kitchen area, spanning nearly the full width of the home. With LVT flooring running throughout the ground floor and the first floor study. The kitchen is fitted with matt black cabinetry, complimenting the quartz worktops and silver finishings. With a practical layout, the kitchen holds an American fridge freezer, under-mount sink, range cooker, and built-in microwave. Central to the room there is space for dining. With feature lights above the breakfast bar and behind the vertical wood panelling. Across to the lounge, an electric fireplace is the noticeable component of the room. With large mirrors on either alcove, it makes for an ideal media wall. Benefitting from lots of natural light, large windows sit across the back of the house, with French doors leading out to the garden. Outside makes the perfect set up for entertaining. Two separate seating areas with Indian Sandstone paving, connected naturally with astroturf. A serene setting for relaxation, fully enclosed with a fantastic hot tub.

Back inside, off the kitchen is the convenience of a utility. A practical set up with wall and base units, and designated spaces for appliances. The utility also provides internal access to the garage and alternative access to the garden. To the front of the home is the dining room. An accent wall of wooden slats grabs your attention and three internal windows make a fantastic feature, connecting the dining room to the living space.

Up to the first floor, the landing is bright and spacious. Double doors lead you through to the cinema. Furnished with 12 reclining seats, a cinema projector and suspended ceiling. French doors bring you out onto the balcony, overlooking the garden and provide you with scenic views over Cleadon countryside. Across the hallway is a separate WC and a study. Practical in layout, with a desk and fitted wardrobes, creating the perfect setup to focus. Also on this floor is the master bedroom, one of the true highlights of the home. With a generous ensuite and dressing space, for added convenience and luxury. The ensuite is fully tiled, with a roll top bath, walk-in shower, Jack and Jill sinks, seating area, TV and storage space. The dressing space reveals fitted wardrobes and a vanity table with a window for natural light.

The second floor comprises of four generous bedrooms, all with laminate flooring. Two with shower ensuite's, and one bedroom currently used as another dressing space. Two of the rooms have built-in wardrobes. There is also a family bathroom; part tiled, with bath, WC and wash basin. At the apex of the second-floor landing, a stunning Saint Mossi Crystal Chandelier. Refracting light and casting a warm glow throughout the space, the light fixture dramatically elevates the ambience.

Outside, the property benefits from a large driveway to the front. With the capacity to fit four cars, and additional bay parking opposite. The surrounding grounds are

well-maintained, with a communal landscaped garden central to the estate. A short walk away is a private meadow exclusive to residents, the picturesque environment offers ample space for outdoor enjoyment. In a great location, tucked away from the public eye offering you that extra layer of security. Near local shops, restaurants and transport links.

**Kitchen Area 9'6" x 21'7" (2.90 x 6.60)**

**Lounge/Diner 13'9" x 19'8" (4.20 x 6.00)**

**Lounge 8'0" x 13'5" (2.46 x 4.10)**

**Cinema 17'10" x 21'7" (5.45 x 6.60)**

**Study 8'1" x 11'4" (2.48 x 3.47)**

**Bedroom 1 13'1" x 19'2" (4.00 x 5.85)**

**Dressing Area 10'4" x 10'2" (3.15 x 3.10)**

**En-suite 1 10'6" x 22'5" (3.22 x 6.85)**

**Bedroom 2 4'9" x 14'9" (1.45 x 4.51)**

**En-suite 2 8'4" x 8'5" (2.55 x 2.59)**

**Bedroom 3 13'1" x 13'7" (4.00 x 4.15)**

**En-suite 3 9'2" x 6'6" (2.80 x 2.00)**

**Bedroom 4 13'1" x 14'9" (4.00 x 4.50)**

**Bedroom 5 14'5" x 10'10" (4.40 x 3.31)**

**Bathroom 9'2" x 5'6" (2.80 x 1.70)**

**Garage 18'4" x 19'8" (5.60 x 6.00)**

**Utility 6'6" x 8'10" (2.00 x 2.70)**

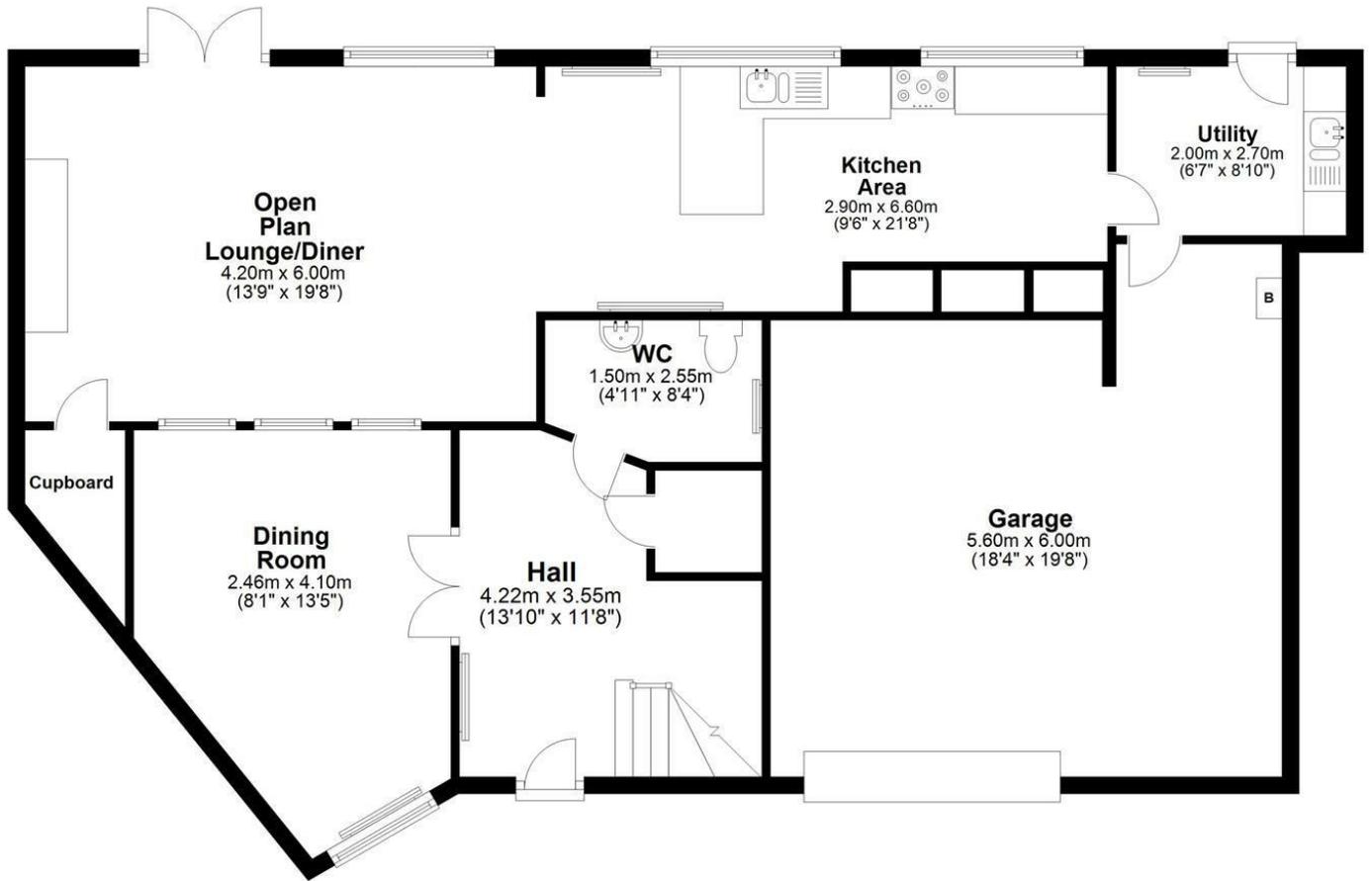
**WC 4'11" x 8'4" (1.50 x 2.55)**

**WC 3'7" x 6'7" (1.11 x 2.02)**

# Floor Plan

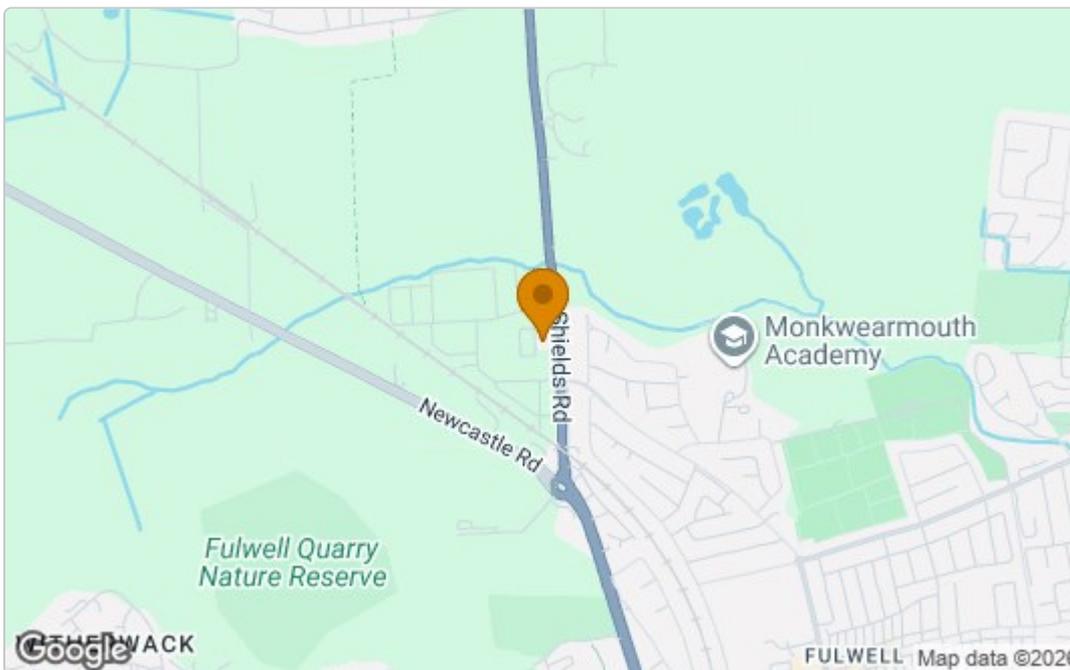
## Ground Floor

Approx. 122.4 sq. metres (1317.2 sq. feet)



Total area: approx. 348.4 sq. metres (3749.6 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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