



Laing Close, Castletown, Sunderland

Offers over £299,950







An imposing and impressive three-storey detached family home, beautifully presented throughout and offering superb family-sized accommodation extending over three floors. Boasting five bedrooms, three bathrooms, and a spacious living room with feature stove and media wall, this outstanding property occupies a sought-after position on a popular modern development with excellent access to the A19 and the wider regional road network. Finished to a high standard, the accommodation includes a welcoming entrance hall, ground floor washroom, generous lounge, and a stunning kitchen/dining room fitted with a comprehensive range of contemporary units, creating the perfect space for everyday family living and entertaining. The upper floors provide five further well-proportioned bedrooms, including an excellent principal bedroom with a beautifully appointed modern en-suite shower room, together with a family bathroom, while the third bathroom at second floor level provides added convenience for larger families. Externally, the rear garden has been attractively landscaped with a generous lawn and paved seating areas, offering the perfect setting for outdoor entertaining and enjoying distant views towards the Northern Spire Bridge. To the front, the property benefits from a double driveway alongside an attractive lawn and hedge. This exceptional home combines style, space and flexibility, making it an ideal choice for growing families seeking modern living in a highly convenient location. Viewing is essential to fully appreciate the size, quality and versatility of this outstanding family home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door into the reception lobby.

Reception Lobby



Inner wooden glass panelled door to the lounge.

Lounge



2x double glazed window to the front, double radiator and a single radiator. Log burning stove, storage cupboard and door to inner hall.

Inner Hall

Stairs to first floor, radiator and doors to cloakroom/WC and kitchen.

Cloakroom/WC



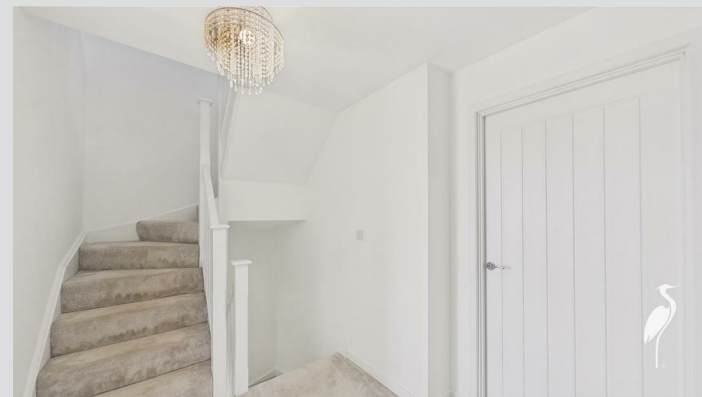
Low level WC, hand wash basin and radiator.

Kitchen/Diner



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and extractor hood. Space for a fridge freezer and washing machine. Radiator, Double glazed window and UPVC double glazed French patio doors to rear.

First Floor Landing



Landing with radiator, stairs to second floor and doors to

Bedroom 1



Double glazed window to the front, double radiator and a door to the en suite.

En Suite Shower Room



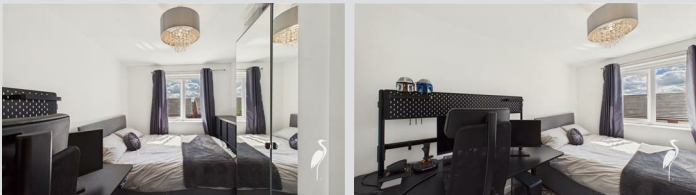
Shower cubicle, low level WC and hand wash basin. Radiator and double glazed window to the front.

Visit www.peterheron.co.uk or call 01915106116

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

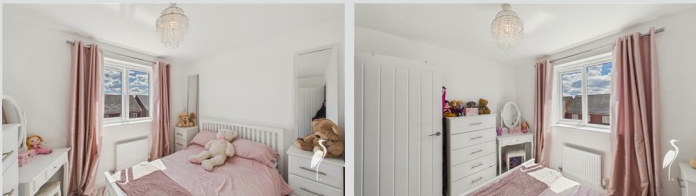
MAIN ROOMS AND DIMENSIONS

Bedroom 2



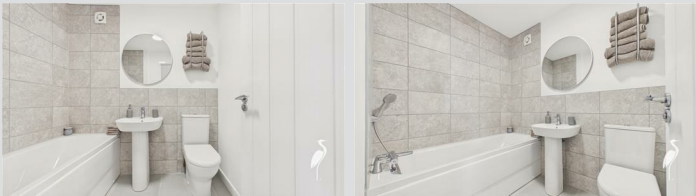
Double glazed window to rear and a radiator.

Bedroom 3



Double glazed window to rear and a radiator.

Family Bathroom



Bath with shower tap, low level wc, hand wash basin and radiator.

Second Floor

Radiator and doors to

Bedroom 4



2x roof light windows, double radiator, access point to loft and door to en suite.

En Suite Shower Room



Shower cubicle, low level wc and hand wash basin. Radiator and roof light.

Bedroom 5



Roof light window and radiator.

Outside



Good sized garden to rear with lawned and paved areas benefitting from a shed and wooden gate to access front.

Tenure FH

We are advised by the Vendors that the property is

Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band D

Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times 2

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

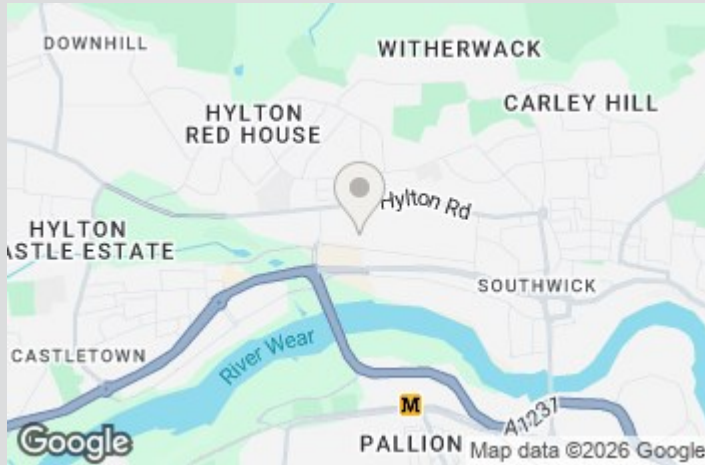
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		

Visit www.peterheron.co.uk or call 01915106116

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



Visit www.peterheron.co.uk or call **01915106116**

Tried. Trusted. Recommended. **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor



First Floor



Second Floor

Approximate total area⁽¹⁾

125.3 m²

1350 ft²

Reduced headroom

3.4 m²

37 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.

GIRAFFE360

