



Baneberry Drive, Silksworth, SR3

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# Baneberry Drive, Silksworth, SR3

Asking Price £185,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* 3 BEDROOM \* SEMI DETACHED \* COUNCIL TAX BAND C \* EPC RATING B \* SILKSWORTH \* SR3 \*

Welcome to this charming house located on Baneberry Drive in Sunderland, a popular area that offers both comfort and convenience. This well-appointed property features a spacious reception room, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to provide a warm and inviting atmosphere, making it an ideal home for families or professionals alike.

With three generously sized bedrooms, there is ample space for rest and relaxation. Each room is filled with natural light, creating a bright and airy feel throughout the home. The two bathrooms add to the convenience, ensuring that morning routines run smoothly for everyone in the household.

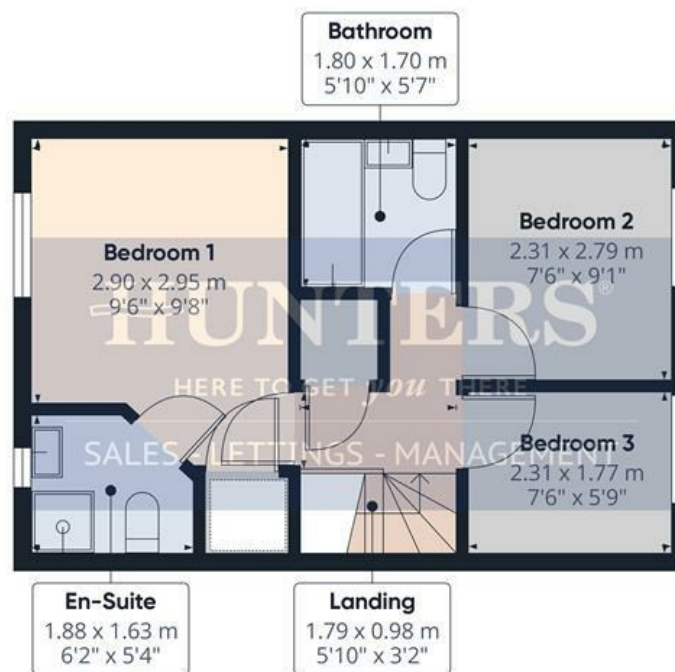
The house is situated in a sought after area, close to local amenities, schools, and parks, making it a great choice for those seeking a community-oriented lifestyle. Whether you are looking to settle down or invest in a property with great potential, this home on Baneberry Drive is certainly worth considering.

Do not miss the opportunity to make this lovely house your new home.

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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

64.1 m<sup>2</sup>

689 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

### Kitchen/Dining Room

8'8" x 15'1"

This kitchen dining room combines functionality with a bright, welcoming atmosphere. The room features white cabinetry with modern black handles and wood-effect laminate worktops that extend around the room, creating ample preparation space. Integrated appliances include an oven beneath a stainless steel extractor hood and a dishwasher, with additional under-counter space for laundry appliances. The room benefits from natural light through a window above the sink and patio doors that open out to the garden, enhancing the sense of space and allowing easy access to outdoor dining.

### Rear Garden

The garden is neatly divided into a lawn area and a pebble-covered section, bordered by a paved patio that provides a pleasant spot for outdoor seating. A wooden shed is set in the corner, offering useful storage, and the garden is enclosed by wooden fencing for privacy. The space is well maintained, creating a private and inviting outdoor area for relaxation or entertaining.

### Living Room

14'1" x 11'10"

The living room is a comfortable and airy space, carpeted in a neutral tone that complements the white walls. It features a large window allowing natural light to brighten the room.

### WC

5'6" x 3'0"

The cloakroom is a practical space that includes a simple white wash basin and a close-coupled WC. The area is decorated in a light and clean style, maintaining the overall fresh and neutral theme found throughout the home.

### Bedroom 1

9'6" x 9'8"

Bedroom 1 is a well-proportioned main bedroom decorated in neutral tones, with a large window allowing

plenty of natural light to fill the room. It comfortably fits a double bed framed by bedside tables and includes additional wooden drawers for storage. A door leads to an ensuite bathroom, enhancing the overall convenience and privacy of the space.

### En-Suite

6'2" x 5'4"

The ensuite bathroom adjoining Bedroom 1 is compact yet well-equipped with a wash basin, close-coupled toilet, and a shower cubicle with clear glass doors. The walls are tiled in neutral, muted tones, complementing the light and fresh ambience of the room.

### Bathroom

5'10" x 5'7"

The bathroom is neatly finished with tiled walls and floor in neutral shades, featuring a white bathtub, pedestal wash basin, and a close-coupled WC. The room is bright and practical, designed to serve the needs of the household effectively.

### Bedroom 2

7'6" x 9'1"

Bedroom 2 is a smaller, versatile room with neutral decor and a window overlooking the exterior. It is suitable for use as a bedroom or a home office.

### Bedroom 3

7'6" x 5'9"

Bedroom 3 is a compact room with neutral walls and a window that allows natural light to enter. It is currently used as a dressing room.

### Landing

5'10" x 3'2"


The landing area upstairs is carpeted in a light tone and connects the bedrooms and bathrooms. Its design is simple and functional, with clean white walls consistent with the rest of the home.

### Hallway

8'3" x 3'8"

The hallway is a neat, light space with carpeted flooring and plain white walls. It connects the front entrance to the living room, WC and kitchen/dining room, with stairs leading to the first floor. The area is uncluttered, setting a welcoming tone on arrival.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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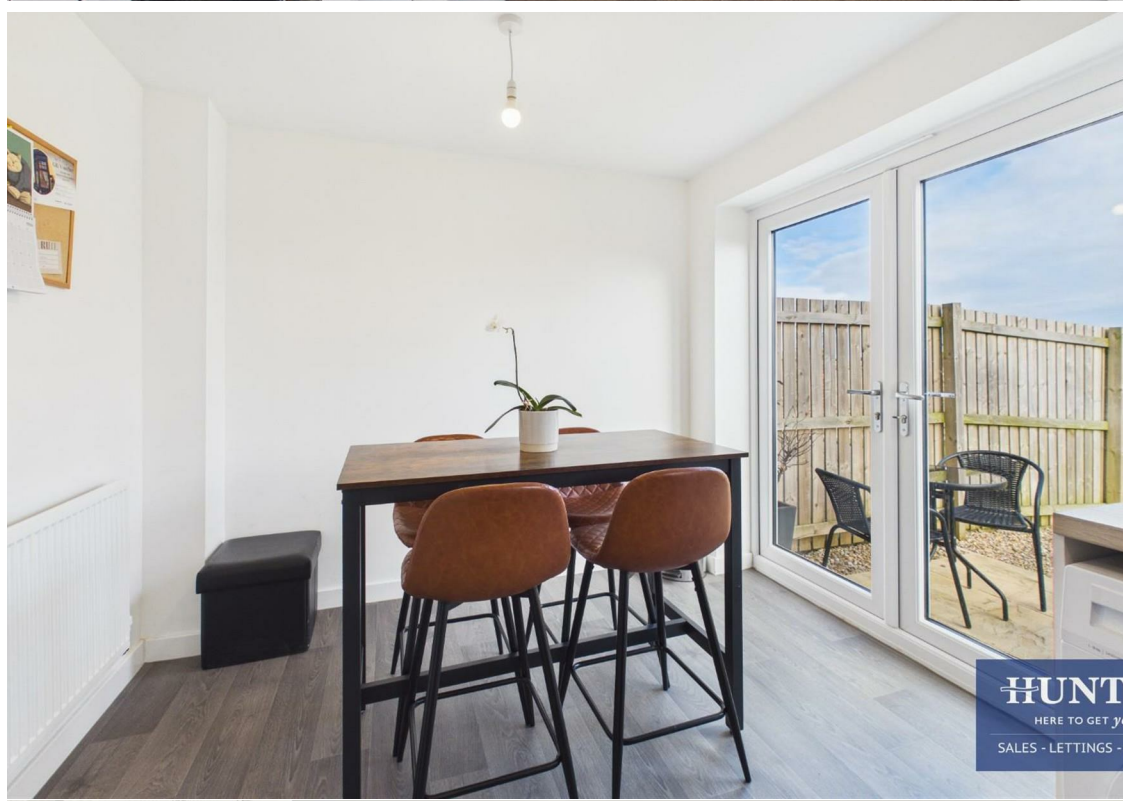
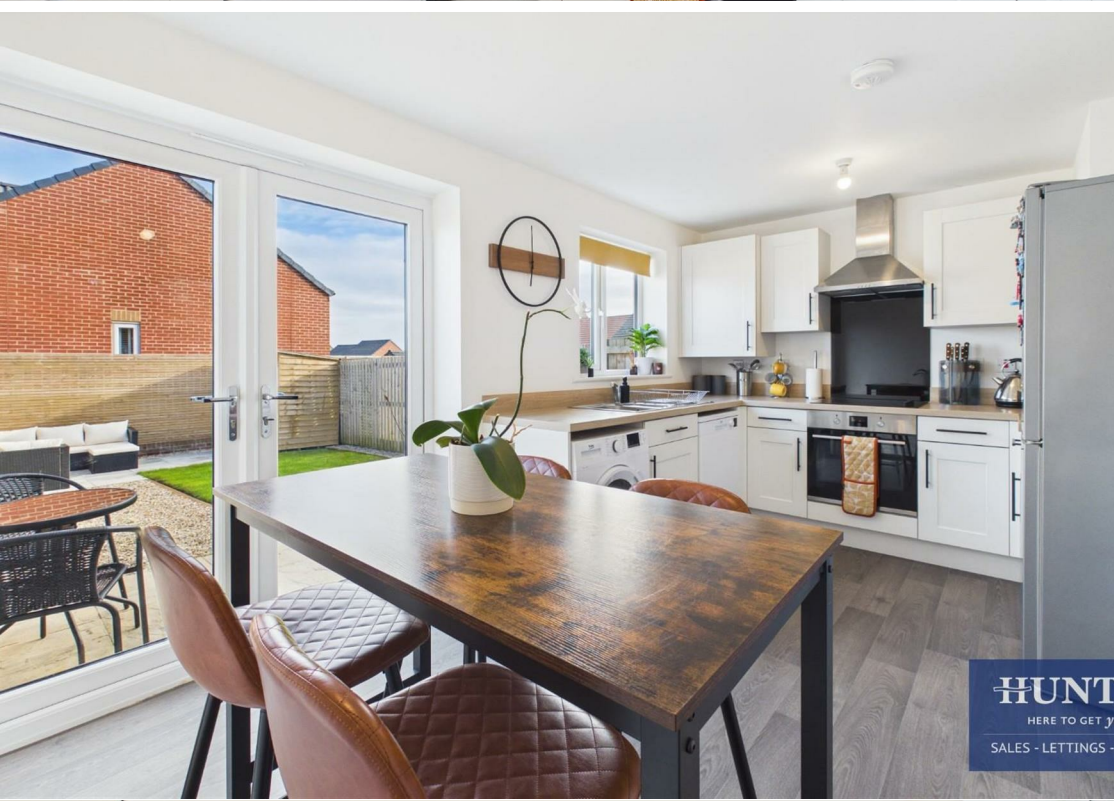
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