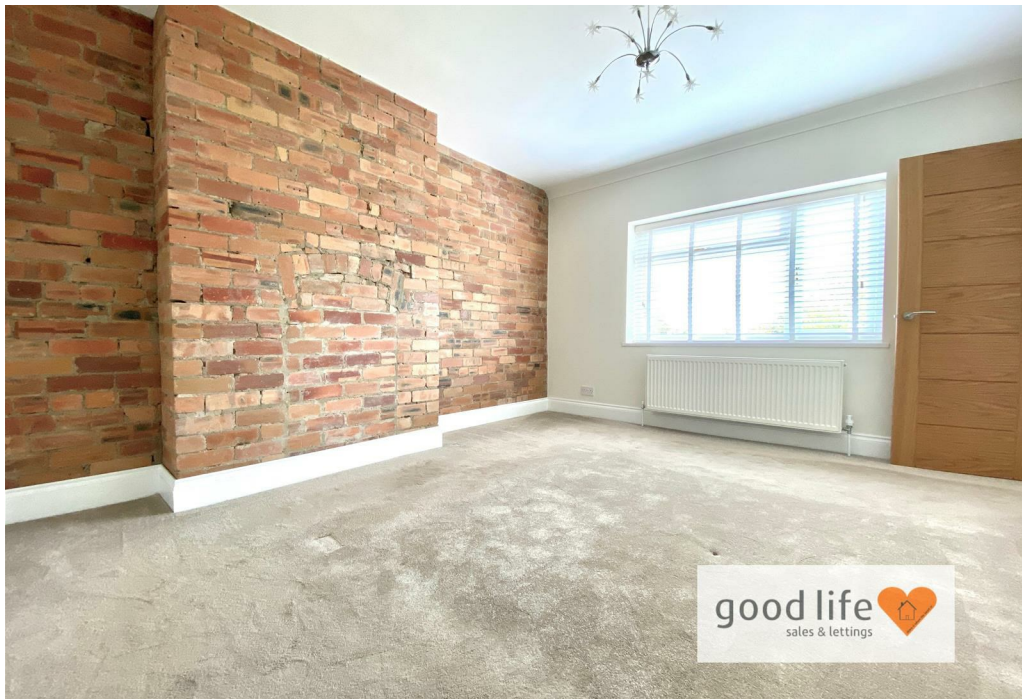


Cairnside
East Herrington
Sunderland
SR3 3LT





good life 
sales & lettings



Cairnside

Offers In The Region Of £325,000

INTRODUCTION

EXTENDED TO SIDE & REAR - 4 BEDROOMS - LARGE REAR GARDEN PLOT - SUPERB 200 SQ FT + REAR KITCHEN EXTENSION - FULL EN SUITE BATHROOM TO MASTER BEDROOM - ELECTRIC GATED MULTI-CAR DRIVEWAY - GARAGE WITH ELECTRIC DOOR - NO CHAIN - SOUGHT AFTER EAST HERRINGTON LOCATION ...

ENTRANCE PORCH

Entrance via GRP double-glazed door. Carpet flooring, radiator, white uPVC double-glazed windows, partially-glazed door leading into entrance hall.

ENTRANCE HALL

Beautifully appointed quality LVT flooring laid in herringbone pattern, large double radiator, tasteful staircase to first floor with stair runners and chrome stair rods, stylish panelling below dado height. 4 doors leading off, 1 to WC, 1 to dining kitchen and 2 to reception rooms.

W C

6'8 x 5'7

Continuation of the quality LVT flooring from the entrance hall, hand basin with chrome tap built into vanity unit, toilet with low level cistern, radiator, built in cupboard hiding the combi boiler. Integral door leading directly into garage.

RECEPTION ROOM 1

14'7 x 12'6

Lovely reception room.

Continuation of the quality LVT flooring from the entrance hall providing a lovely flow. Front facing white uPVC double-glazed bay and fitted shutters, radiator, stylish fireplace partially stripped back to brick with granite style hearth and built in log burning stove with flue.

RECEPTION ROOM 2

16'7 x 11'7

Continuation of the quality LVT flooring flowing from the entrance hall, radiator, white uPVC double-glazed bay window with built in shutters offering lovely views of the raised decked patio and garden beyond. Tiled hearth and sealed chimney breast with sleeper feature for decorative purposes only. This is a lovely second reception room.

DINING KITCHEN

20'0 x 15'0

A fabulous approx. 300 square foot open space with travertine style flooring, 2 white uPVC double-glazed windows with fitted blinds each side facing, white uPVC double-glazed doors, and lantern roof all providing lots of natural light into this beautiful open space. 2 vertical flat panel radiators provide heat to the space, recessed lights to the ceiling. The focal point to this beautiful room is a gorgeous modern kitchen with a range of wall and floor units in a light cream high gloss finish with quartz work surfaces, built in Smeg freestanding oven with multi-oven and 6 gas rings plus designer style extractor and quartz splash back. American style fridge/freezer, integrated dishwasher, inset stainless steel sink set within an impressive island unit containing additional drawers, cupboard space and overhang suitable for breakfast bar stools. This beautiful room and gorgeous extension which transforms the original house.

FIRST FLOOR LANDING

Stair runners and chrome rods. 6 doors leading off, 4 to bedrooms, 1 to bathroom and 1 to WC.

PRINCIPAL BEDROOM

13'10 x 11'7

A lovely size double bedroom.

Carpet flooring, large double radiator, rear facing white uPVC double-glazed window with lovely views over the rear garden. An Exposed brick wall adds a degree of charm and character. Door leads off to a very impressive en suite.

EN SUITE

10'0 x 7'4

A very impressive en suite full bathroom leading off the master bedroom with stylish tile choices to floor and walls, separate bath with chrome taps and double walk in shower with glass shower screen over and shower fed from the main combi water system, toilet with low level cistern, designer style sink with chrome tap. Designer style flat panel radiator providing heat, rear facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling. Gorgeous full private bathroom adjoining the master bedroom.

BEDROOM 2

14'8 x 12'6

A large double bedroom.

Carpet flooring, 2 radiators, front facing white uPVC double-glazed bay window with fitted shutters.

BEDROOM 3

10'0 x 7'0

Classed as a small bedroom but certainly large enough to accommodate a double bed.

Carpet flooring, radiator, front facing white uPVC double-glazed window and fitted shutters.

BEDROOM 4

8'0 x 6'6

Single bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over the garden. This would make a lovely home office or single bedroom.

BATHROOM

8'1 x 6'4

The room is L-shaped and measurements taken at widest points.

Stylish tile choices to floor and walls, walk in double shower cubicle with shower fed from the main hot water system comprising; fixed overhead shower and separate hand held shower, lovely natural wood cabinet with drawer and cupboard storage beneath with bowl set on top and chrome tap. Front facing white uPVC double-glazed window with privacy glass, tall designer style vertical radiator, built in cupboard providing useful additional storage. Recessed lights to ceiling.

W C

4'0 x 4'0

Separate for family convenience. Stylish tile choices to the floor and wall to approx. half height. Hand basin with chrome tap, toilet with concealed cistern and push button flush. Radiator, extractor fan, recessed lights to ceiling.

GARAGE

15'8 x 7'1

Electric roller shutter garage door, electric sockets and lighting, cold water tap, integral door leading directly into W C.

EXTERNALLY

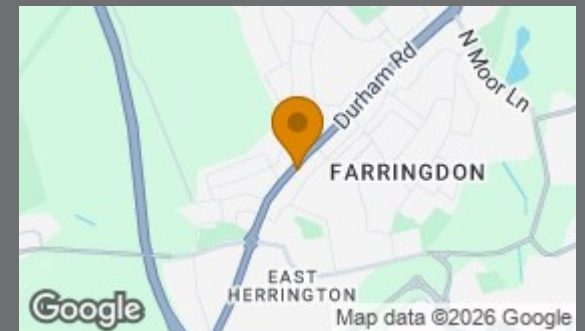
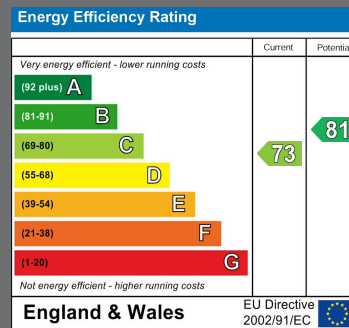
Driveway parking for multiple vehicles with electric gated access leading to attached garage.

The property enjoys a large garden plot with an east and south east facing aspect which means it benefits from sunshine for the majority of day particularly morning and afternoons. The garden has a huge decked patio area immediately adjacent to the extension with steps leading down to a large lawn and further paved patio with a garden shed at the bottom of the garden. This is a lovely family sized garden with perimeter fencing to all sides for security.



Local Authority
Sunderland

Council Tax Band
D



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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