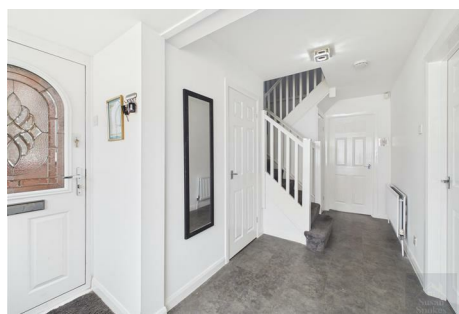




Sunniside Terrace

Sunderland SR6 7XE

A beautifully presented detached modern family home, ideally positioned within the highly sought-after Cleaddon Village, offering a refined blend of contemporary style, generous proportions, and versatile living space.

Finished to an exceptional standard throughout, the property has been thoughtfully designed for modern family living and provides five spacious double bedrooms, along with two stylish bathrooms featuring high-quality, modern fittings.

The home offers two elegant reception rooms, providing excellent flexibility for both relaxed family life and formal entertaining. A well-planned layout enhances natural light and flow throughout, creating a bright and welcoming atmosphere. A separate utility room adds valuable practicality and storage, keeping the main living areas clean and organised.

Externally, the property continues to impress with a low-maintenance landscaped garden, complete with a dedicated hot tub area and garden room/hot tub house—perfect for year-round relaxation and entertaining. To

Offers over £500,000

16 Sunnyside Terrace

Sunderland SR6 7XE



- DETACHED RESIDENCE
- FIVE DOUBLE BEDROOMS
- TWO DRIVEWAYS
- LOW MAINTENANCE GARDEN WITH HOT TUB HOUSE
- TWO RECEPTION ROOMS
- UTILITY ROOM
- FREEHOLD
- OPEN PLAN KITCHEN AND DINING AREA
- TWO BATHROOMS
- EPC GRADE C

Entrance Hallway

A striking composite part-glazed entrance door opens into an impressive and exceptionally spacious reception hallway, setting an elegant tone for the home beyond. Beautifully designed to create a welcoming first impression, the hallway provides access to the ground floor cloakroom and further benefits from a generously proportioned coat and boot cupboard, offering both practicality and refined everyday living.

GF Cloaks

A beautifully appointed, the ground floor cloakroom features a contemporary vanity wash hand basin with integrated storage and a sleek low-level WC, finished to an excellent standard to complement the home's luxurious interior styling.

Lounge

A beautifully light and generously proportioned dual-aspect reception room, enjoying an abundance of natural light throughout the day. Finished in a contemporary, refined style, the space offers an elegant yet comfortable setting ideal for both relaxation and entertaining. There is ample room for a variety of high-quality furnishings, allowing the room to be tailored effortlessly to suit modern luxury living.

Kitchen/Diner

A superbly appointed contemporary kitchen and dining space, forming the true heart of the home. The kitchen features an elegant range of modern white shaker-style cabinetry complemented by contrasting work surfaces, delivering both style and functionality. A comprehensive suite of integrated appliances includes a full-height fridge and separate full-height freezer, electric hob, oven, microwave, and dishwasher, all seamlessly incorporated for a sleek finish. Additional practical luxury is

provided by a pull-out pantry cupboard, stainless steel sink with mixer tap, and discreet plinth heaters for enhanced comfort.

The adjoining dining area is impressively spacious, offering an exceptional setting for both formal entertaining and relaxed family meals, with ample room for a large dining suite and a natural flow ideal for modern living.

Utility Room

A highly versatile and exceptionally well-proportioned utility space, thoughtfully designed with plumbing in place for a washing machine and ample room for a tumble dryer. Finished to a practical yet refined standard, this generous room offers far more than its current function, presenting excellent flexibility for modern lifestyles. With its substantial proportions and natural adaptability, it could equally serve as a stylish home office, hobby room, or occasional guest bedroom if required.

Living Area

A superbly spacious and elegantly designed principal living area, perfectly tailored for contemporary luxury living. The room is enhanced by a striking feature wall incorporating a wall-mounted focal fireplace, creating a stylish and inviting ambience. A bespoke functional bar area with integrated fridge adds a sophisticated touch, ideal for both entertaining and relaxed evenings at home.

Comfort is further elevated by the addition of underfloor heating, ensuring a warm and welcoming environment throughout. Flooded with natural light, the room enjoys a desirable south-facing aspect, with expansive bi-fold doors opening seamlessly onto the rear garden, effortlessly blending indoor and outdoor

living. There is ample space for a variety of high-quality furnishings, allowing the room to be both impressive and practical in equal measure.

First Floor

A well-presented first floor landing finished in a tasteful neutral décor, creating a light and cohesive flow to the upper accommodation. The space provides access to all bedrooms and the family bathroom, and benefits from loft access via a pull-down ladder. The loft is part-boarded and equipped with electrical supply, offering excellent additional storage and potential for further use if required.

Bedroom

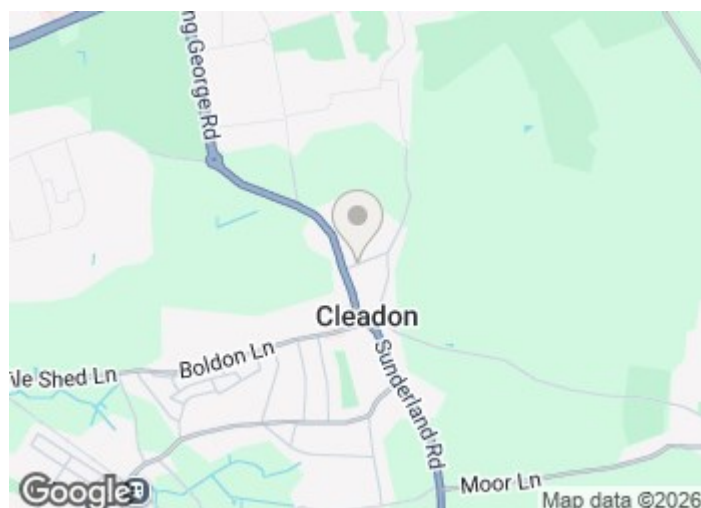
A well-proportioned and elegantly presented double bedroom, finished in a calm neutral décor that enhances the sense of light and space throughout. The room enjoys a pleasant front-facing aspect and benefits from fitted wardrobes, providing excellent built-in storage while maintaining a clean and streamlined aesthetic.

Bathroom

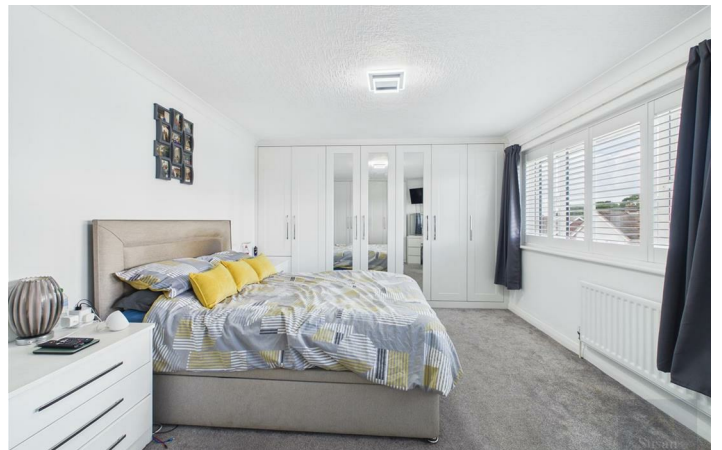
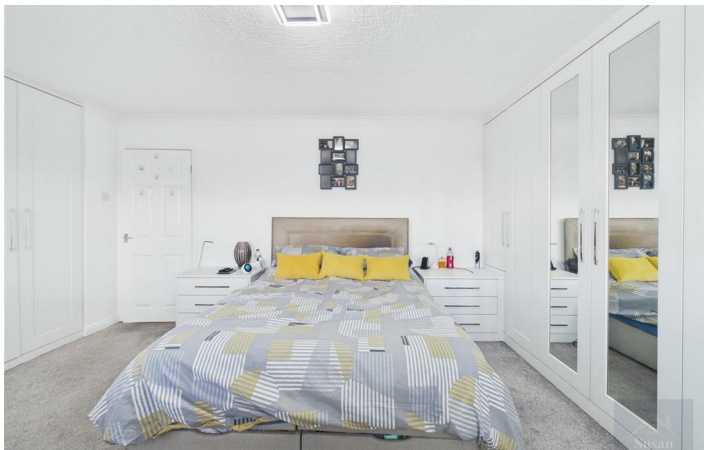
Modern bathroom with panel bath with mains waterfall shower over the bath, wash hand basin, wc and chrome towel rail.

Bedroom

A beautifully proportioned double bedroom, enhanced by full-width windows that flood the space with natural light while offering a striking architectural feature. Finished in a calm, neutral palette, the room is complemented by elegant plantation blinds, providing both style and privacy. A range of fitted wardrobes delivers excellent integrated storage, maintaining a sleek and uncluttered aesthetic. Overall, a bright, sophisticated, and restful space ideal for modern living.



Directions



Floor Plan



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