Susan Spokes
Real Estate

# Elmsleigh Gardens

## Sunderland SR6 7PU

An exceptional and individually styled home, ideally positioned on the sought-after Elmsleigh Gardens in Cleadon. Combining beautifully presented interiors with a substantial extension and impressive connection to the rear garden, the property offers versatile accommodation across two floors, including three double bedrooms with one conveniently positioned on the ground floor.

At the heart of the home is the outstanding open-plan living, kitchen and dining extension, where extensive full-height glazing provides uninterrupted views over the rear garden and French doors open directly outside. The striking anthracite kitchen features quartz worktops, a central island with breakfast bar, integrated appliances and induction hob, complemented by underfloor heating, remote-controlled blinds and elegant feature lighting.

The ground floor also offers a welcoming living room with uPVC bay window, a stylish shower room and adjoining cloakroom, together with a well-appointed utility room.

## Offers in the region of £625,000

# 56 Elmsleigh Gardens

## Sunderland SR6 7PU

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- SOUGHT AFTER LOCATION
- THREE DOUBLE BEDROOMS
- CENTRAL ISLAND WITH BREAKFAST BAR
- SUBSTANTIAL REAR EXTENSION
- FULL-HEIGHT GLAZED GABLE WITH VIEWS TOWARDS CLEADON HILLS
- WELL-APPOINTED UTILITY ROOM
- IMPRESSIVE OPEN-PLAN LIVING, KITCHEN & DINING SPACE
- BESPOKE ANTHRACITE KITCHEN WITH QUARTZ WORKTOPS
- OFF-STREET PARKING FOR TWO VEHICLES

**Entrance Hallway**
Welcoming the property, the entrance hallway is presented in tasteful neutral décor and features attractive wood-effect laminate flooring, complemented by a stylish wood-effect feature wall which creates a distinctive focal point upon entering the home. A contemporary vertical radiator adds a further modern touch while providing warmth to the space.

Access is provided to the living room, a ground-floor bedroom, shower room and inner hallway, while a useful under-stairs storage cupboard provides practical additional storage. A staircase rises from the hallway to the first floor, completing this well-appointed and inviting entrance space.

**Living Room**
10'7" x 15'4" (3.25 x 4.69)
The living room is a bright and welcoming reception space, beautifully presented in neutral décor with a stylish feature wall providing an attractive focal point. The continuation of the wood-effect laminate flooring from the entrance hallway creates a seamless sense of flow between the two spaces.

A generous uPVC bay window draws in plenty of natural light and enhances the proportions of the room, while a radiator ensures a comfortable environment throughout the seasons.

**Ground Floor Shower Room**
6'11" x 5'4" (2.12 x 1.65)
A beautifully appointed shower room, finished with modern tile-effect wall cladding and complementary tile-effect vinyl flooring. The room features a stylish back-to-wall WC with concealed cistern, neatly incorporated into sleek high-gloss white furniture for a clean and streamlined finish.

A matching high-gloss white vanity unit houses the wash basin, complemented by an elegant waterfall mixer tap. The shower cubicle is fitted with a mains-fed shower, providing an invigorating and practical space for everyday use.

A heated towel radiator adds warmth and comfort, while a further door provides access to the adjoining cloakroom.

**Cloakroom**
3'4" x 5'0" (1.03 x 1.53)
The adjoining cloakroom continues the smart finish of the shower room, featuring matching tile-effect wall cladding and complementary tile-effect vinyl flooring.

Anthracite base units are paired with a stylish wood-effect worktop, creating an attractive contrast and providing useful storage. The fitted cabinetry also incorporates discreet housing for the boiler, ensuring the practical essentials are neatly concealed within the space.

**Bedroom**
10'7" x 10'1" (3.24 x 3.08)
A well-proportioned double bedroom enjoying a pleasant front aspect, providing a versatile ground floor accommodation option. The room is presented in neutral décor with soft carpet flooring, creating a comfortable and understated setting.

A uPVC window allows natural light to fill the room, while a radiator provides warmth and comfort.

**Inner Hallway**
Continuing the neutral décor and wood-effect laminate flooring found in the entrance hallway, the inner hallway provides a seamless transition through to the principal living spaces of the home.

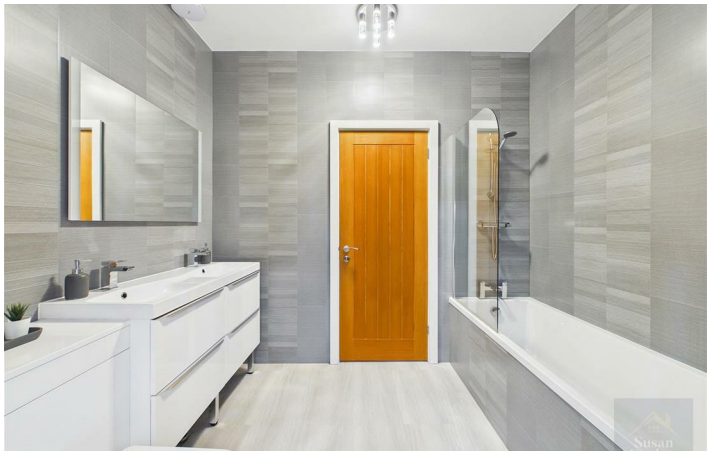
The hallway gives access to the utility room and leads through to the impressive open-plan living, kitchen and dining area, creating a natural and practical connection between the accommodation.

**Utility Room**
7'11" x 5'11" (2.42 x 1.81)
The well-appointed utility room continues the neutral décor and wood-effect laminate flooring found throughout the hallways, creating a cohesive finish. Sleek white high-gloss wall and base units are complemented by wood-effect worktops, providing both practical storage and a smart, modern appearance.

A stainless-steel sink with mixer tap adds further practicality, with plumbing provided for a washing machine and dedicated space for a tumble dryer. A radiator completes this useful and well-equipped household space.

**Open-Plan Living/Kitchen/Diner**
25'3" x 17'6" (7.70 x 5.35)
A true showstopper and one of the standout features of this impressive home, this superb open-plan living, kitchen and dining area forms part of a substantial extension to the property. The room enjoys uninterrupted views across the rear garden through an extensive glazed frontage, creating a wonderful sense of light, space and connection with the garden beyond.

## Directions



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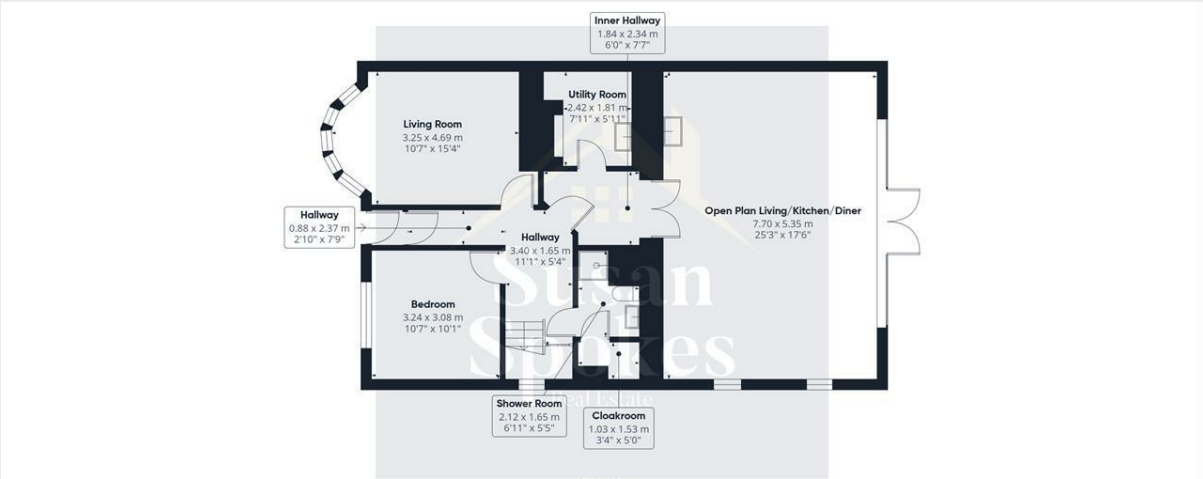
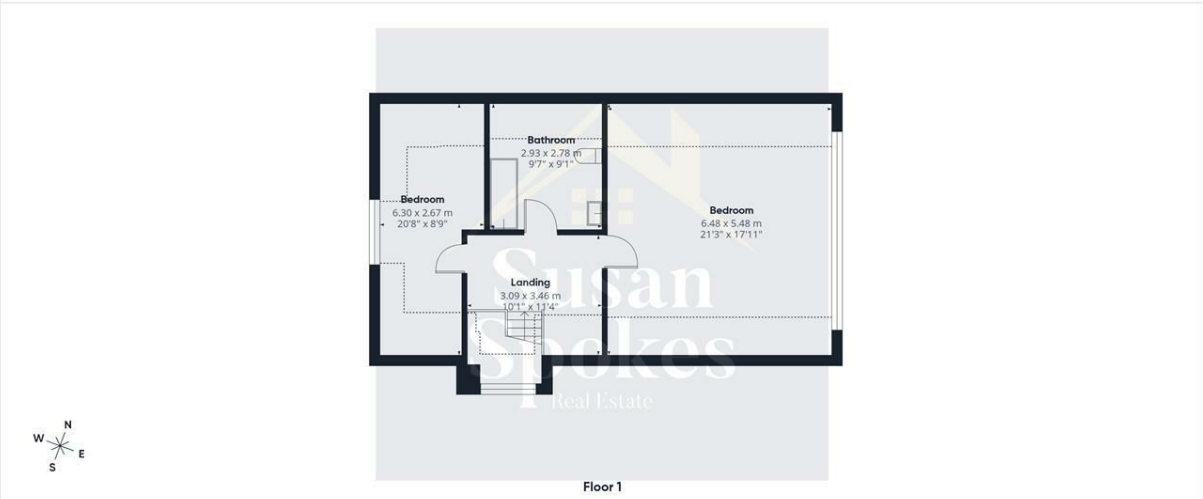
# Floor Plan




**Approximate total area**(1)

157.7 m²

1698 ft²

**Reduced headroom**

22.4 m²

241 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.

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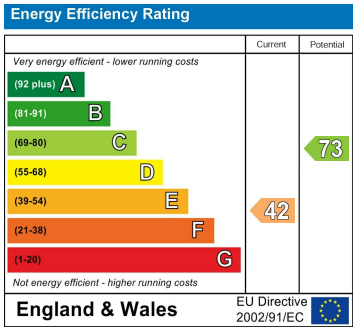


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