



Dovedale Road, Seaburn Dene, SR6

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Dovedale Road, Seaburn Dene, SR6

## Offers In The Region Of £289,950

\* 3 BEDROOM \* SEMI DETACHED \* FREEHOLD \* DRIVEWAY \* MULTI-LEVEL GARDEN \* COUNCIL TAX BAND C \* EPC RATING TBC \*

This stunning three-bedroom semi-detached house is for sale in a highly sought-after residential area of Sunderland, ideally suited to families looking for nearby schools, local amenities and green spaces.

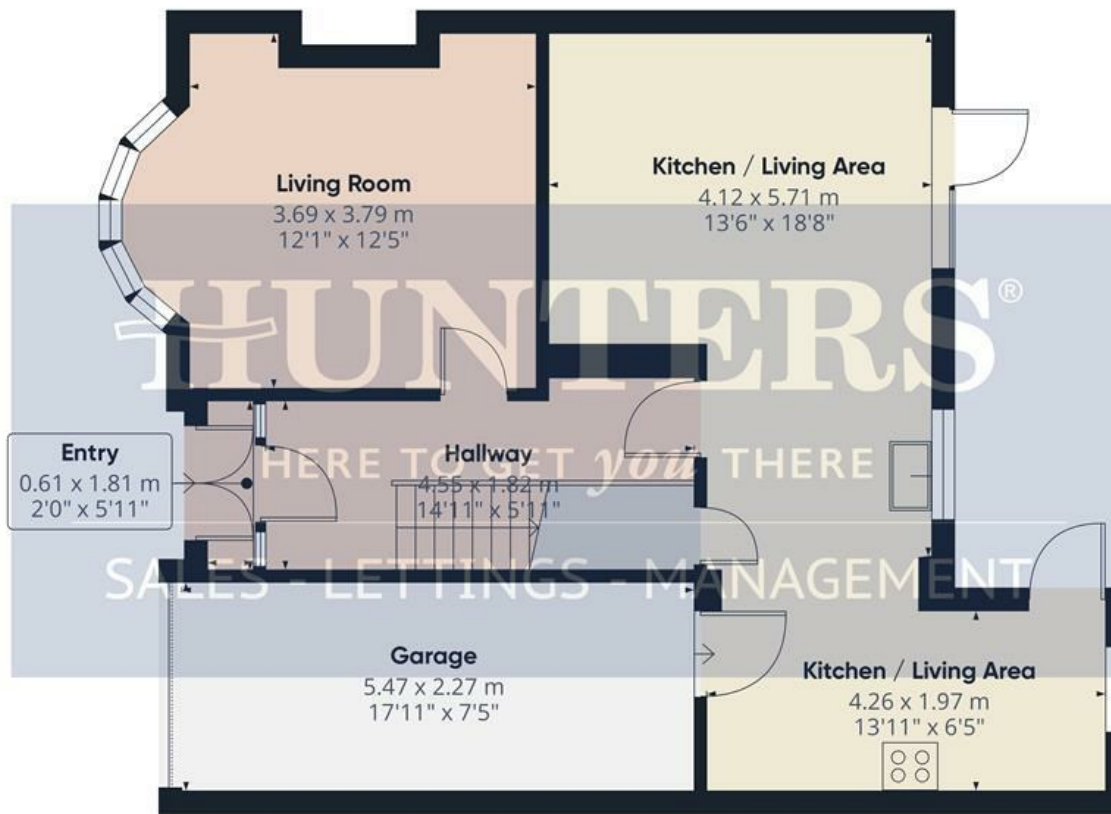
From walking inside, featuring a period stained glass door, a welcoming reception room with large windows and a fireplace offers a bright, comfortable place to relax. The open-plan kitchen is a real hub of the home, with good natural light, dining and breakfast areas, with additional seating area for relaxing with lovely garden views. Doors lead directly out to the garden, making it easy to enjoy outdoor space with family or friends.

Upstairs, the master bedroom features built-in wardrobes, as does the second spacious double bedroom, providing useful storage. A third single bedroom offers flexibility as a child's room, office or guest room. The modern bathroom includes an oval free-standing bath featuring inset taps, separate shower, heated towel rail and contemporary suite.

Outside, the attractive multi-level garden with paved area creates distinct zones for seating, play or planting. Parking is well catered for with a driveway and single garage.

The location offers convenient access to nearby schools and local amenities, with Sunderland's shops, cafés and services within easy reach. Nearby parks provide open space for walking and recreation.

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Floor 0



Floor 1

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

109.6 m<sup>2</sup>

1179 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



### Hallway

14'11" x 5'11"

The hallway offers a bright and airy welcome with period stained glass inner front door, with wood-effect flooring and clean white walls. A staircase leads to the first floor, and multiple doors provide access to the ground floor rooms. The space is practical yet inviting, serving as a central point in the home.

### Living Room

12'1" x 12'5"

The living room is a cosy space featuring a large bay window that floods the room with natural light. Neutral colours and soft carpeting create a warm and inviting atmosphere, centred around a traditional fireplace framed by a mantelpiece, making it perfect for relaxing or entertaining.

### Kitchen / Living Area

13'6" x 18'8"

This open-plan kitchen and living area is bright and spacious, with large windows and glazed doors that open out onto the rear patio, allowing plenty of natural light to fill the space.

### Kitchen Area

13'12" x 6'6"

The kitchen is contemporary with sleek white cabinets, wood-effect worktops, and integrated appliances including built in oven and microwave. A breakfast bar with stylish stools offers a casual dining option. The room extends seamlessly into a sitting area with laminate flooring, making this a versatile and sociable space.

### Landing

8'11" x 3'8"

The landing is a bright and airy space at the top of the stairs, with a window allowing natural light to fill the area. Neutral walls and soft carpeting create a peaceful transition between the bedrooms and bathroom.

### Bedroom 1

12'7" x 9'1"

Bedroom 1 is a charming double room with a large bay window that brightens the space. Neutral decor and soft carpeting create a tranquil environment. A mirrored sliding wardrobe provides ample storage while reflecting natural light to enhance the room's spacious feel.

### Bedroom 2

13'2" x 9'5"

Bedroom 2 is a well-sized double room featuring a large window that lets in plenty of daylight. The room has built-in white wardrobes with sliding doors, offering useful storage while maintaining a clean and uncluttered look. The soft carpeting adds warmth to the space.

### Bedroom 3

8'1" x 7'1"

Bedroom 3 is a smaller room ideal for use as a guest room, nursery, or office. It features a window that allows natural light and fitted storage, with neutral carpeting and walls creating a calm and versatile space.


### Bathroom

8'4" x 7'0"

The family bathroom is stylishly appointed with a contemporary design. It features a freestanding bathtub positioned beneath a window, a walk-in shower with glass doors, and a modern vanity unit with a vessel sink. The walls are decorated with textured tiles in neutral tones, and a heated towel rail adds comfort.

### Rear Garden

The rear garden features a spacious patio area perfect for outdoor seating and entertaining. Beyond the patio, a raised lawn is bordered by brick retaining walls and wooden fencing, creating a private and sheltered outdoor space. Steps lead up to the lawn, making it easy to enjoy both paved and green areas.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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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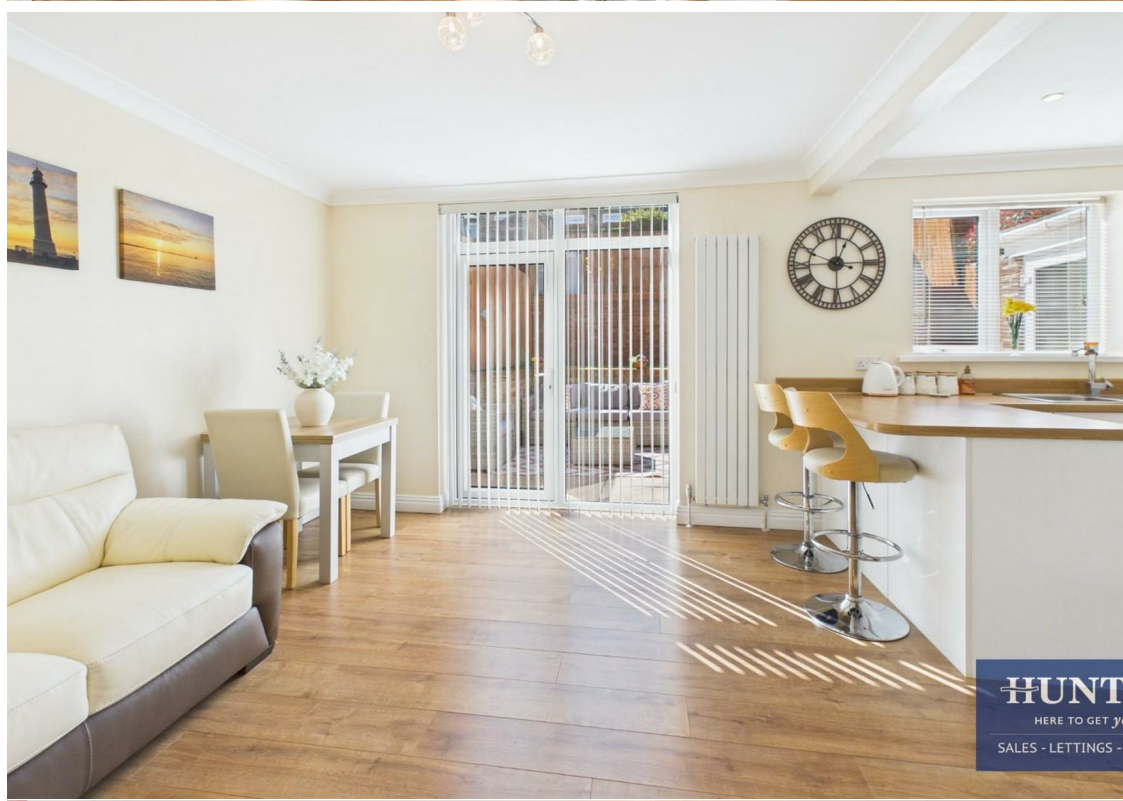
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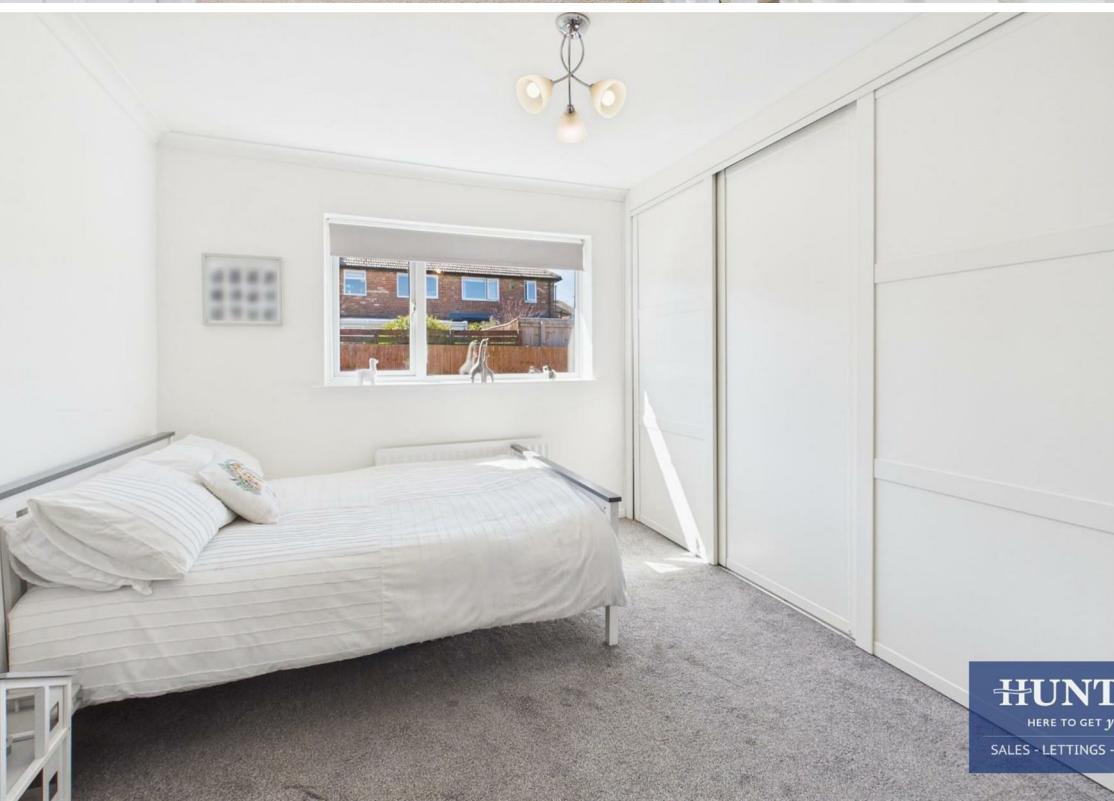




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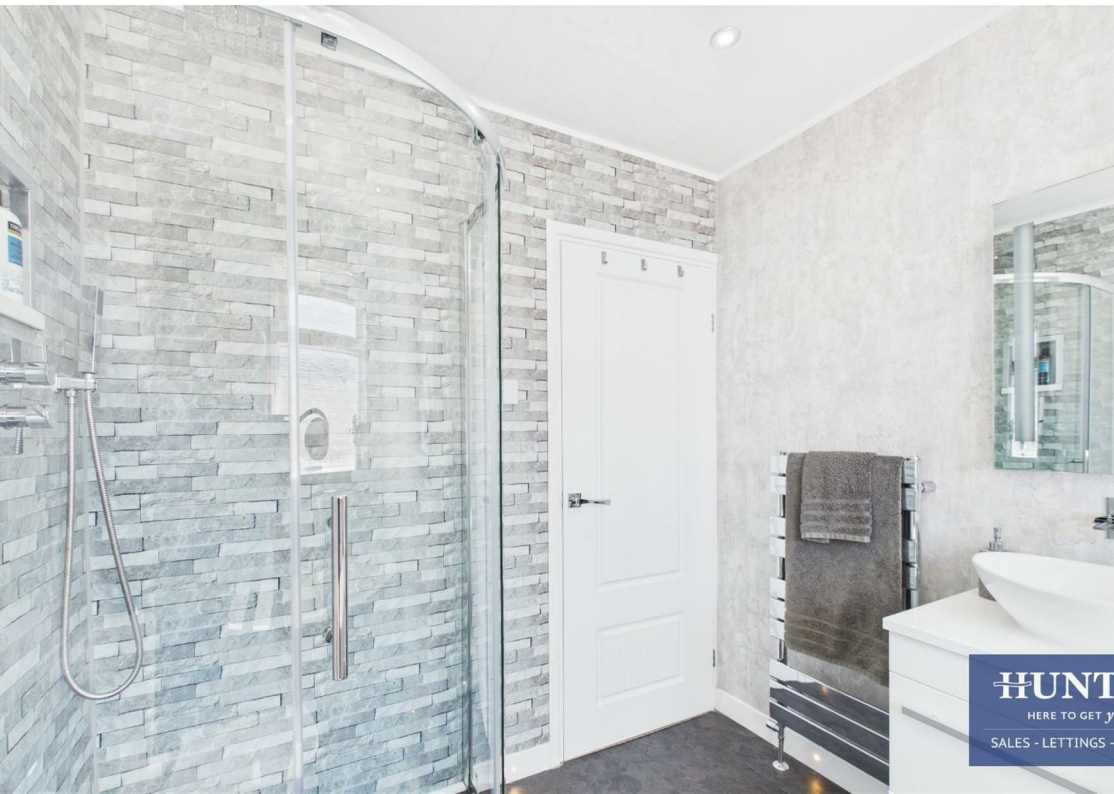
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