



Parkside South , Sunderland SR3 3RA

- SUPERBLY LOCATED
 - 4 BEDROOMS
- LARGE OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- LUXURY FAMILY BATHROOM & SEPARATE SHOWER ROOM
 - LARGE WELL STOCKED GARDEN
- PROFESSIONALLY EXTENDED SEMI DETACHED HOUSE
 - LOUNGE & DINING ROOM
 - CLOAKROOM/WC & UTILITY
 - LARGAE DRIVEWAY
 - TIMBER SUMMERHOUSE

Offers In The Region Of £439,950

Council Tax Band: E
EPC Rating:

FULL DESCRIPTION

Superbly located, professionally extended semi detached house, this is a premium home situated in a highly sought after residential location. Situated in East Herrington and popular with both families and professionals. It offers a suburban feel whilst being within close proximity to Sunderland City Centre and nearby amenities in Middle Herrington, as well as providing easy access to the A19 and Doxford International Business Park. Extended to perfection by the current owners to create a seamless blend of original character and contemporary living. This stunning home is accessed via a UPVC double glazed entrance porch through to the hallway with traditional panelled walls and tastefully presented lounge with large bay window and recessed feature fireplace. The large, open-plan kitchen/diner/family room is the heart of the home, ideal for entertaining. The kitchen is extensively fitted with high gloss wall and floor units, incorporating central island, luxury marble worktops and integrated appliances. This comfortable space connects kitchen, dining and a family living area with two sky lights and bi-fold doors overlooking the rear garden, flooding the room with an excellent degree of natural light. LVT flooring leads through to a separate dining room with a further sky light and UPVC double glazed patio doors. Additionally there is a useful utility area, cloakroom/wc and access door to the converted garage which is currently used as a storage room. A beautiful staircase from the hallway leads to the first floor landing with drop down ladder leading to the converted loft with Velux window. There are 4 good sized bedroom, shower room and a generous luxury bathroom with free standing roll top bath an his and hers sink unit with marble countertop. Externally to the front there are wooden double access gates leading to a large driveway providing off road parking and laid lawn with planted borders. The rear garden is well proportioned and established with large patio area and timber summerhouse perfect for outdoor relaxation and alfresco dining. Benefiting from gas central heat via a combi boiler and radiators to all rooms, security alarm system, solid wood internal doors and UPVC double glazing throughout. The property provides an exceptional family living space in a great location. Early viewings are strongly recommended to avoid disappointment.

ENTRANCE PORCH

UPVC double glazed entrance porch with decorative ceramic tiled flooring.

SPACIOUS HALLWAY

Pillar radiator, cloaks cupboard, security alarm, LVT flooring, panelled walls and stairs to the first floor landing.

LOUNGE

12'11 x 16'6

Feature bay window, recessed fireplace with inset wood burning stove and solid wood beam above, radiator, dado rail, coved ceiling and laminate flooring.

KITCHEN/DINING/FAMILY ROOM

29'1 x 21'10 overall size

Extensive range of high gloss handleless wall and floor units incorporating central island, marble worktops and inset sink unit with instant hot water tap. Integrated fridge-freezer, oven, microwave, ceramic hob and extractor hood. Feature tiled splashbacks, modern vertical radiators, LVT flooring, spot light, two skylights and bi-fold doors overlooking the garden with electric blinds.

DINING ROOM

LVT flooring modern double radiator, skylight, spot lighting and UPVC patio doors overlooking the garden.

UTILITY ROOM

Double radiator, plumbed for automatic washing machine, ceramic tiled flooring, access door to the converted garage currently used as a storage space and access door to cloakroom/WC.

CLOAKROOM/WC

Close coupled wc, pedestal wash hand basin, tiled flooring, fully tiled walls and single radiator.

FIRST FLOOR LANDING

Linen cupboard and coved ceiling.

LOFT SPACE

Accessed via a drop down ladder from the landing. With power, lighting, flooring and Velux window providing an excellent storage area.

BEDROOM 1

19'0 x 11'6

Radiator and two sets of fitted wardrobes.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

