Baneberry Drive

Hillfield Meadows
Sunderland
SR3 1EF

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HILLSIDE MEADOWS
SR3

A virtually new impressive 5 bedroom detached home on this popular development in Silksworth.

- 5 BED DETACHED
- WELL PRESENTED THROUGHOUT
- LANDSCAPED REAR GARDEN
- EN SUITE TO MASTER BEDROOM
- NEW BUILD DEVELOPMENT

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Baneberry Drive

Offers In The Region Of £295,000

INTRODUCTION

5 BEDROOM DETACHED HOME - VERY WELL PRESENTED THROUGHOUT - LANDSCAPED REAR GARDEN WITH SUNNY ASPECT- BEAUTIFUL OPEN PLAN REAR - FITTED WARDROBES - EN SUITE TO MASTER BEDROOM - VIRTUALLY NEW HOME - SEPARATE UTILITY ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Vinyl tile effect flooring, double radiator, attractive panelling to half height approx. which extends up the staircase, carpeted stairs to first floor, under stairs cupboard. 2 doors leading off to lounge and dining kitchen.

LOUNGE

14'9 x 10'8

Lovely size separate front facing lounge.

Carpet flooring, double radiator, front facing white uPVC double-glazed window, media style wall for flat screen TV. The room is large enough to accommodate most arrangements of furniture.

DINING KITCHEN

20'3 x 10'0

Lovely wide and deep open plan space to the rear of the property creating ample room for a substantial kitchen area and open plan dining area, vinyl tile effect flooring, double radiator, white uPVC double-glazed patio doors leading out to the rear patio and garden, white uPVC double-glazed window overlooking the rear garden. Quality fitted kitchen with a range of wall and floor units in an on-trend finish with black handles, integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish with matching splash back, integrated double fridge/freezer, integrated dishwasher, quartz style sink with bowl and a half, single drainer and black Monobloc tap situated below the window. 1 wall has been panelled creating a lovely feature in the dining area, door leading off to separate utility.

UTILITY ROOM

6'4 x 5'2

Vinyl tile effect flooring, radiator, GRP double-glazed door leading out to rear garden and patio, laminate work surface with space below for washing machine and dryer, built in cupboard housing the central heating boiler. Door leading off to WC.

W C

6'3 x 4'6

Vinyl tile effect flooring, black towel heater style radiator, side facing white uPVC double-glazed window with privacy glass. Sink with single pedestal and chrome tap, toilet with low level cistern.

FIRST FLOOR LANDING

Loft hatch, 6 doors leading off, 5 to bedroons and 1 to bathroom.

BEDROOM 1
11'1 x 10'8
Good size master bedroom.
Carpet flooring, radiator, front facing white uPVC double-glazed window, 3 built in cupboards providing good degree of storage and hanging space. Door leading off to en suite.

EN SUITE
7'3 x 4'3
Vinyl tile-effect flooring, double shower cubicle with shower fed from the main hot water system with tiling within the shower, toilet with low level cistern, sink with single pedestal and chrome tap. Black towel heater style radiator, front facing white uPVC double-glazed window with privacy glass. Extractor fan.

BEDROOM 2
11'4 x 10'1
Also a good size double bedroom.
Carpet flooring, double radiator, front facing white uPVC double-glazed window. Fitted wardrobes 1 wall providing a good degree of storage and hanging space.

BEDROOM 3
10'3 x 9'1
Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a good size double bedroom.

BEDROOM 4
11'3 x 9'1
Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a double bedroom.

BEDROOM 5
8'2 x 6'10
Single bedroom or perfect as use for a study or home office. Carpet flooring, radiator, rear facing white uPVC double-glazed window.

BATHROOM
Toilet with low level cistern and push button flush, sink with single pedestal and chrome tap, bath with panel and chrome tap.

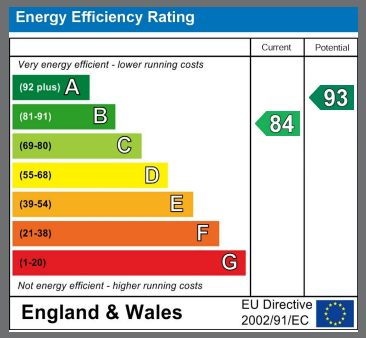
SINGLE GARAGE
Manual up and over garage door.

EXTERNALLY
Double driveway leading to single garage with the potential to extend the driveway further to accommodate 3 cars if necessary. Access down the side of the property to the rear.

Lovely rear garden which has been fully landscaped by the current owners including paved patios, positioned to take full advantage of the sunny aspect, large area of artificial grass with some bark chippings offering the opportunity for a children's play area also. Access down the side of the property to the front.

Local Authority
Sunderland

Council Tax Band
E



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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