



Tollerton Drive, Fulford Grange, SR5

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Tollerton Drive, Fulford Grange, SR5

Offers In The Region Of £330,000

* 4 BEDROOM * DETACHED * FREEHOLD * DRIVEWAY * GARAGE * GARDEN * HIGH SPEC * FULFORD GRANGE * COUNCIL TAX BAND D * NO ONWARD CHAIN *

A beautifully presented four-bedroom detached home, located in the sought-after Fulford Grange area of Sunderland, offering an ideal layout for modern family living.

The ground floor features a welcoming living room that flows seamlessly into a spacious open-plan kitchen and dining area—perfect for both everyday life and entertaining. The high-spec kitchen features quartz worktops, an integrated dishwasher, a dedicated space for an American-style double fridge/freezer, and a double range oven, complemented by generous dining and breakfast areas. From here, doors lead into a bright sunroom and out to the rear garden, enhancing the sense of space and light. A separate utility room and a convenient downstairs WC complete the ground floor.

Upstairs, the principal bedroom benefits from built-in double wardrobes and a stylish en-suite with walk-in shower, heated towel rail, and fitted storage. There are three further generously sized double bedrooms—one currently arranged as a dressing room and another with built-in storage. The family bathroom is finished with travertine tiling and includes a heated towel rail.

Externally, the rear garden is a standout feature—beautifully landscaped to create a modern, low-maintenance outdoor space. It boasts a large paved seating area, an artificial lawn, and stylish raised beds, making it ideal for both relaxing and entertaining. The property also offers off-street parking and a single garage.

Fulford Grange is a popular residential area, well placed for reputable schools and a range of local amenities.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

117.1 m²
1258 ft²

Reduced headroom

0.2 m²
2 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.

GIRAFFE360



Hallway

4'6" x 17'9"

Living Room

12'3" x 15'11"

Kitchen/Dining Room

18'10" x 9'9"

Sunroom

11'0" x 11'8"

Laundry Room

3'1" x 9'10"

WC

2'8" x 4'10"

Landing

6'0" x 5'10"

Bedroom 1

10'2" x 11'10"

En-Suite

4'11" x 5'2"

Bedroom 2

8'10" x 10'9"

Bedroom 3

8'11" x 8'7"

Bedroom 4

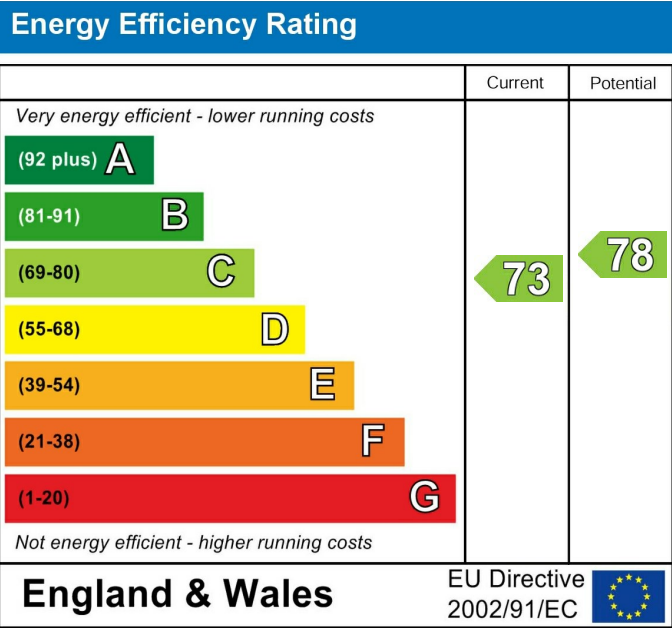
8'11" x 8'6"

Bathroom

4'11" x 5'2"

Garage

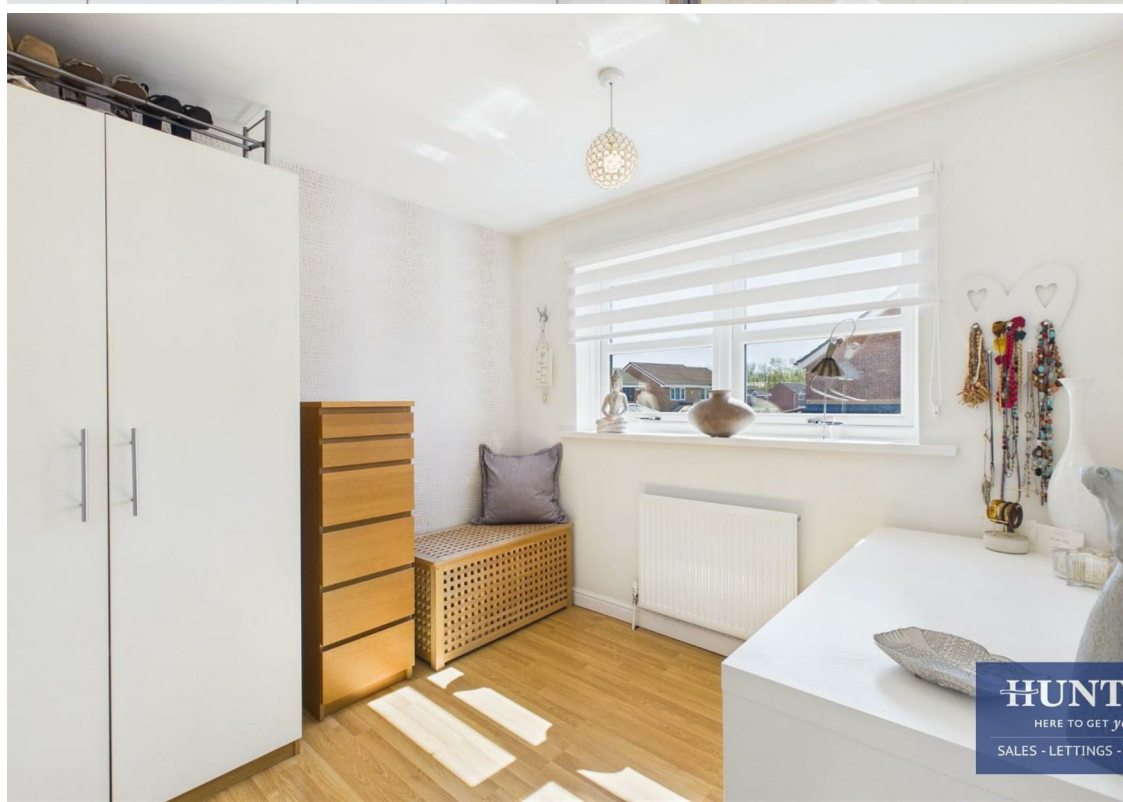
8'9" x 17'9"



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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