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River View, Alice Well Villas, Cox Green, Washington, Sunderland, SR4 9JU

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Offers In The Region Of £495,000

Nestled in the serene countryside along the picturesque banks of the River Wear, this stunning detached house at River View, Alice Well Villas, Cox Green, Sunderland, presents a rare opportunity for discerning buyers. With four spacious bedrooms and two well-appointed bathrooms, this home is designed for both comfort and elegance.

Upon entering, you are greeted by a welcoming hallway that leads to a dedicated office, perfect for those who work from home. The heart of the home is the beautifully designed open-plan living area, and stylish kitchen complete with a separate utility area. This layout not only enhances the living space but also provides convenient access to the outdoor areas, ideal for entertaining or enjoying the tranquil surroundings.

The first floor is home to four generously sized bedrooms, including a luxurious principal suite that features an en-suite bathroom and a sauna, offering a private retreat. The additional bedrooms are also well-sized, ensuring ample space for family or guests. A contemporary family bathroom completes this level, catering to the needs of a modern household.

Externally, the property boasts a double block-paved driveway with parking for three vehicles, alongside an integral garage. A large outbu
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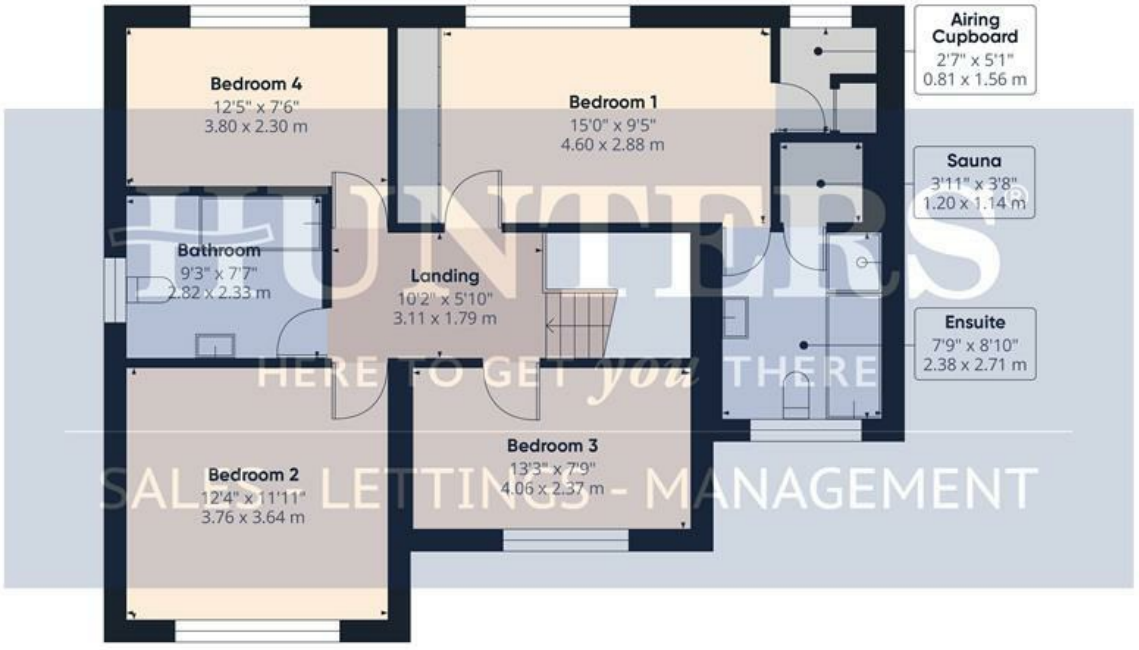
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Ground Floor Building 1



Floor 1 Building 1

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Approximate total area(1)

1640 ft²

152.5 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Entrance Hallway
4'0" x 8'2"

Hallway
10'7" x 5'9"

WC
3'2" x 7'8"

Office
5'6" x 8'2"

Living Room
12'4" x 30'0"

Kitchen
13'5" x 9'4"

Utility Room
8'5" x 7'10"

Garage
7'0" x 19'2"

Bedroom 1 With Ensuite
15'1" x 9'5"

Airing Cupboard (In Bedroom 1)
2'7" x 5'1"

Ensuite Bathroom
7'9" x 8'10"

Sauna (In Ensuite)
3'11" x 3'8"

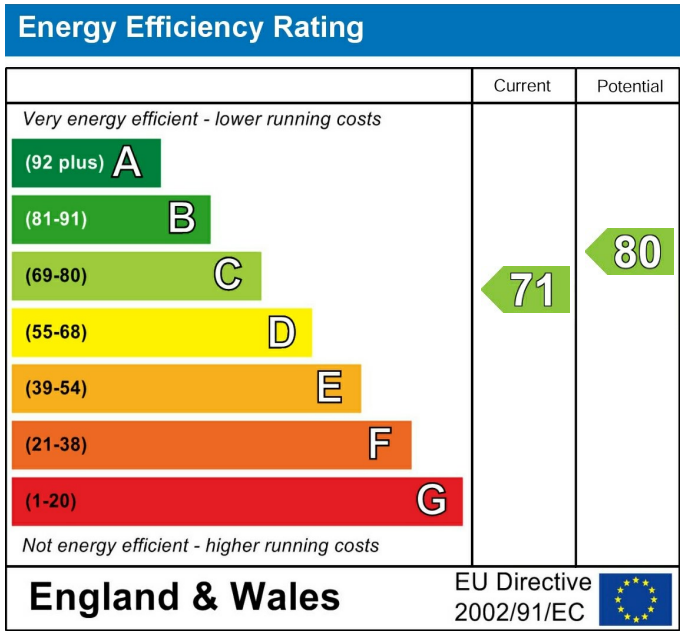
Bedroom 2
12'4" x 11'11"

Bedroom 3
13'3" x 7'9"

Bedroom 4
12'5" x 7'6"

Bathroom
9'3" x 7'7"

Landing
10'2" x 5'10"



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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