



Mansfield Crescent, Roker, SR6

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Mansfield Crescent, Roker, SR6

£299,950

* 4 BEDROOM * SEMI-DETACHED DUTCH BUNGALOW * LEASEHOLD * COUNCIL TAX BAND C * FRONT, REAR AND SIDE GARDENS * DRIVEWAY *

This well-presented four-bedroom semi-detached Dutch bungalow is situated in a sought-after residential area of Sunderland, offering spacious and flexible accommodation ideal for families and a wide range of buyers.

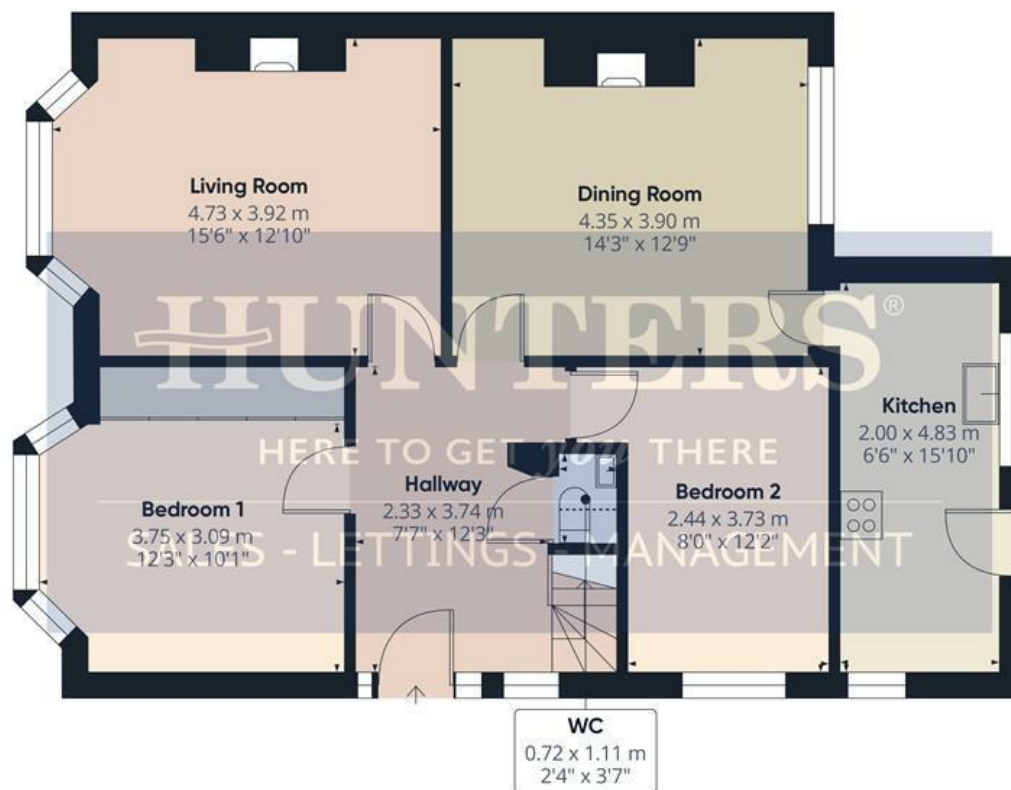
Occupying a generous corner plot, the property has a large front garden with a gravel driveway providing off-street parking for two cars, together with an enclosed rear garden featuring a decking area, creating excellent outdoor space for relaxing and entertaining. In addition, there is an attractive side garden, adding to the overall sense of space around the home.

Internally, the property features two versatile reception rooms. The bright and welcoming living room has large windows allowing plenty of natural light, along with an attractive feature fireplace creating a cosy focal point. A separate dining room offers a stylish entertaining space, complete with a modern media wall and decorative wood-panelled walls, leading through to the kitchen.

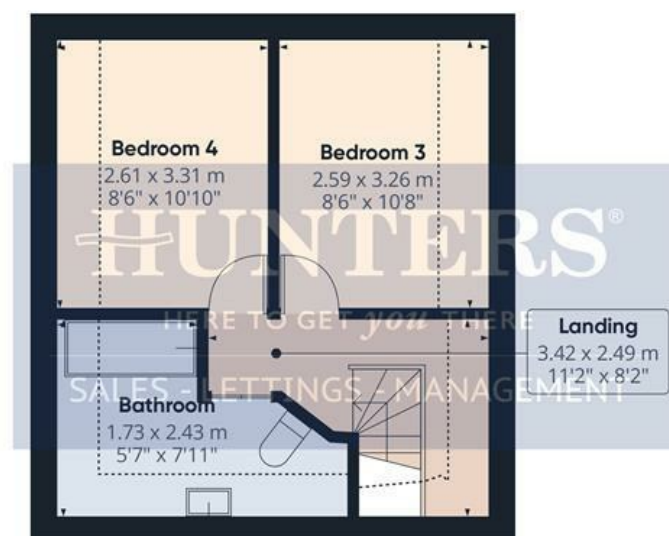
The contemporary kitchen is both practical and well-equipped, featuring an integrated fridge freezer, electric oven, built-in microwave and dishwasher, while also enjoying pleasant garden views and direct access to the rear garden. The ground floor also includes a convenient downstairs WC.

The flexible layout includes two ground-floor bedrooms, one of which serves as a spacious master bedroom with built-in wardrobes, large windows and attractive wood-panelled detailing. All bedrooms can accommodate double beds. To the first floor are two further double bedrooms, both with Velux windows allowing plenty of natural light. The bathroom is also positioned upstairs and includes Velux windows together with a heated towel rail.

Well presented throughout, this Dutch bungalow offers flexible living space, ideal for those seeking ground-floor bedrooms with further accommodation upstairs.



Floor 0



Floor 1



Approximate total area⁽¹⁾

105.4 m²

1134 ft²

Reduced headroom

8.4 m²

91 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

7'7" x 12'3"

Bedroom 1

12'3" x 10'1"

Bedroom 2

8'0" x 12'2"

Living Room

15'6" x 12'10"

Dining Room

14'3" x 12'9"

Kitchen

6'6" x 15'10"

WC

2'4" x 3'7"

Landing

11'2" x 8'2"

Bedroom 3

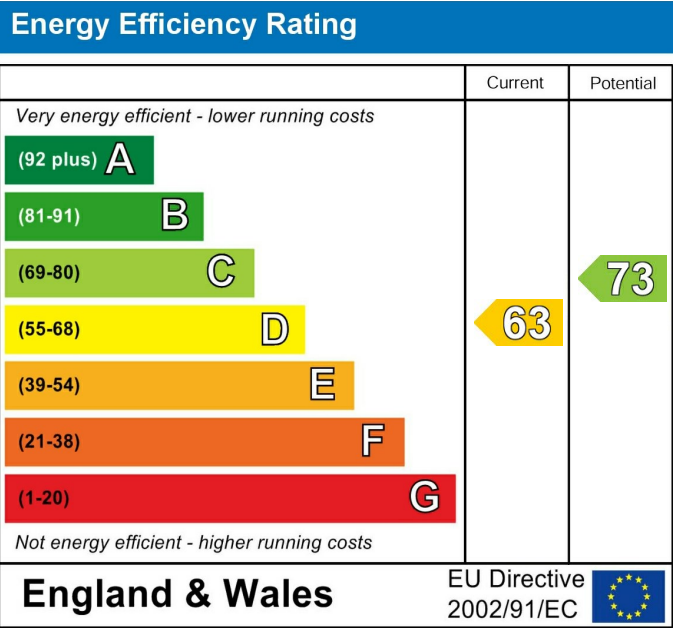
8'5" x 10'8"

Bedroom 4

8'6" x 10'10"

Bathroom

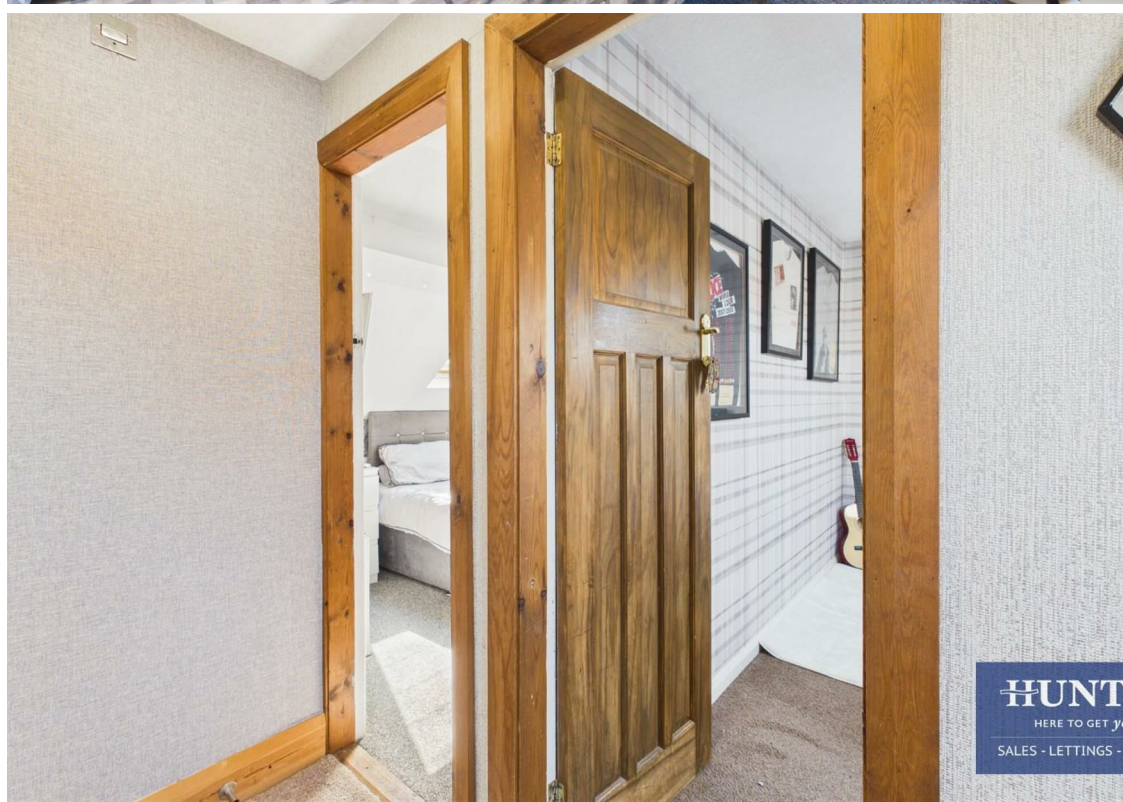
5'8" x 7'11"

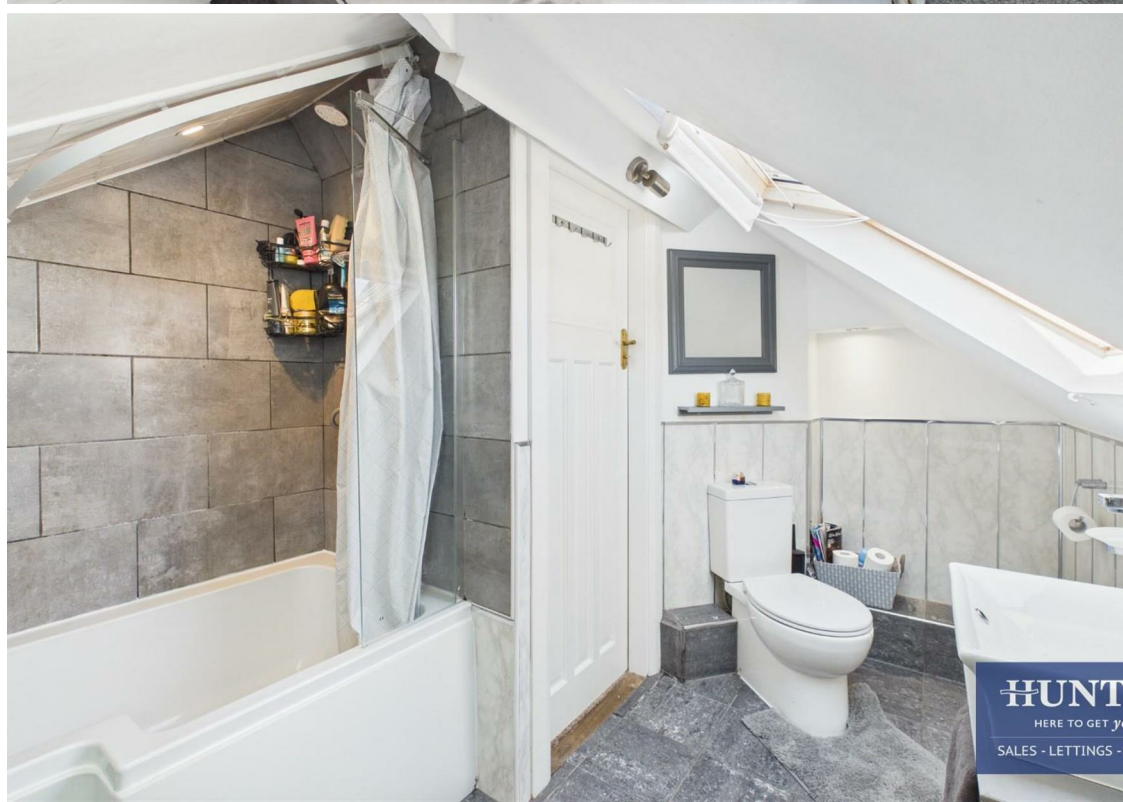


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