



**Rock Lodge Road, Roker, Sunderland, Tyne & Wear, SR6 9NX**

**Asking Price £599,950**



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PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* SUPERB DETACHED HOME \* FOUR BEDROOMS \* GARAGE \* GARDENS \* DRIVEWAY \* FREEHOLD \* EPC RATING-D\*

Nestled on the prestigious Rock Lodge Road in Roker, Sunderland, this superbly spacious detached home is a rare find, offering stunning views of the coast and the iconic St Andrew's Church. With its prime location near Roker Park, residents will enjoy a wealth of amenities, excellent transport links, and access to renowned schools.

Greatly extended, meticulously maintained & improved by the current owners, this property boasts an inviting entrance hallway with WC and cloak. Leading on to a large dual aspect living room, complete with internal double doors that open into a charming dining room. The dining area features patio doors that seamlessly connect to the garden, creating a perfect space for entertaining. The standout kitchen, with its dining area & breakfasting living room, offers breath taking views of the Roker Pier Lighthouse, making it a delightful spot for morning coffee or family meals. The first floor features a charming landing with a vast storage cupboard & large window that provides panoramic views, enhancing the home's appeal. The master bedroom is a true retreat, complete with a walk-in wardrobe & an en suite bathroom. Three further double bedrooms are also present, one of which boasts its own en suite and another fitted wardrobes. The master bathroom is elegantly designed, featuring a free-standing bath, a walk-in shower, & modern fixtures.

Outside, the property offers parking & garage access via a convenient roller shutter. The sunny rear garden is a beautiful blend of a patio area & a raised lawn with well-maintained borders, perfect for outdoor relaxation. Additionally, residents of Rock Lodge benefit from well-kept communal gardens, enhancing the overall charm of this stunning location.

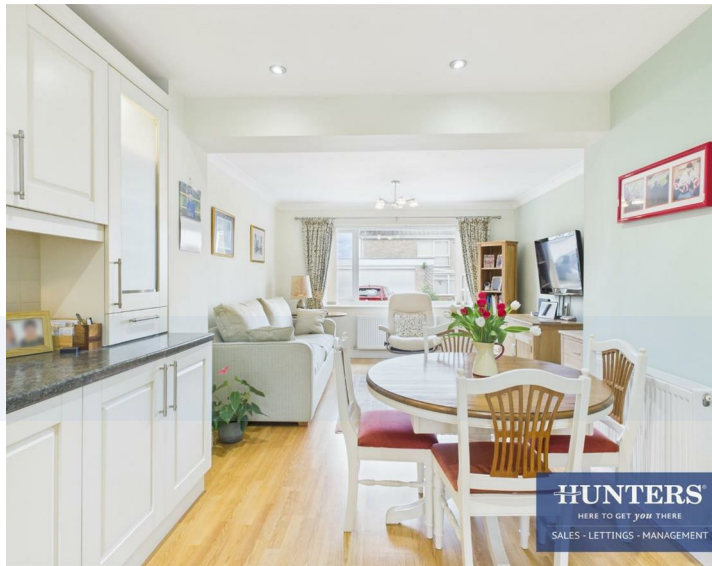
In summary, this remarkable home combines spacious living, truly wonderful views and an enviable location, making it a must-see



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**HUNTERS**  
HERE TO GET YOU THERE  
SALES - LETTINGS - MANAGEMENT



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Hallway  
13'8" x 4'4"

WC  
4'5" x 3'10"

Landing  
7'4" x 18'0"

Closet  
4'9" x 5'10"

Bedroom 3  
9'5" x 11'9"

Living Room  
19'8" x 11'10"

Kitchen/Living  
31'11" x 11'10"

Bathroom  
3'10" x 13'3"

Entuite  
7'8" x 4'9"

Ensuite  
2'7" x 8'5"

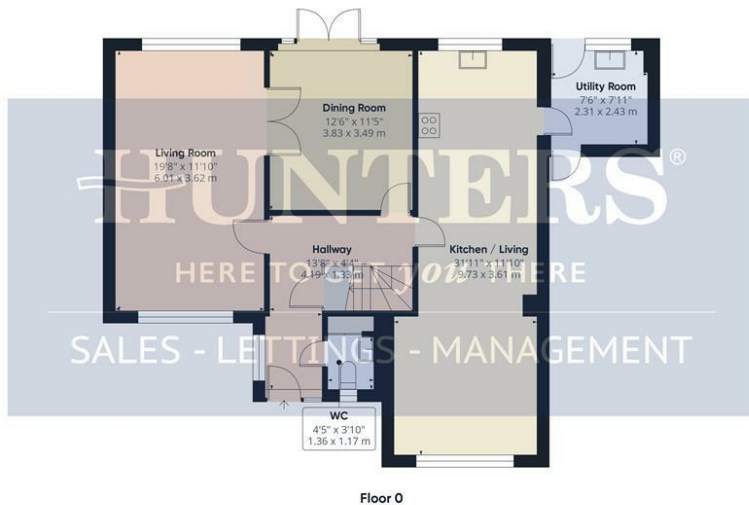
Dining Room  
12'6" x 11'5"

Utility Room  
7'6" x 7'11"

Bedroom 1  
14'7" x 11'0"

Bedroom 2  
10'7" x 10'5"

Bedroom 4  
12'2" x 8'0"



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Approximate total area<sup>(1)</sup>  
1706 ft<sup>2</sup>  
158.4 m<sup>2</sup>

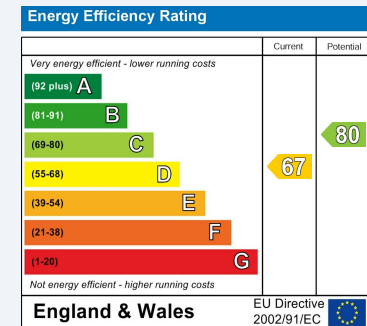
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.

### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



11b Sea Road, Fulwell, Sunderland, SR6 9BP  
Tel: 0191 594 7788 Email: [sunderland@hunters.com](mailto:sunderland@hunters.com) <https://www.hunters.com>

