Baildon Road

Burdon Fields

Sunderland

SR3 2ZD









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BAILDON ROAD
SR3

A superb recently constructed home with A Rated energy efficiency, spacious stylish layout, lots of upgrades & terrific plot, double driveway & EV charging point - a ready to move into opportunity!

- SUPERB 4 BED DETACHED
- SUPER ENERGY EFFICIENT
- EV CHARGING & PV PANELS
- OVER £10k EXTRAS
- LOVELY PLOT

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QUALITY HOMES

We Sell Homes that *Change Lives!*





Baildon Road

Offers In The Region Of £314,995

INTRODUCTION

LARGE 4 BEDROOM DETACHED HOUSE - EN SUITE TO MASTER BEDROOM - OPEN PLAN REAR KITCHEN DINING ZONE - OVER £10,000 OF OPTIONAL EXTRAS - DISCOUNTED £15,000 FROM NEW SPEC - DOUBLE DRIVEWAY & SINGLE GARAGE - SOLAR PANELS & SUPER EFFICIENT GLAZING - GENEROUS REAR GARDEN PLOT ...

ENTRANCE HALL

Entrance via GRP double-glazed door. LVT flooring, double radiator, built in coms cupboards which also provides some storage, stairs to first floor landing, large under stairs cupboard providing additional storage, 3 doors leading off, 1 to lounge, 1 to dining kitchen and 1 to wc.

WC

6'0" x 4'9"

LVT flooring, radiator, toilet with low level cistern, hand basin with chrome tap. Extractor fan.

LOUNGE

14'9" x 12'6"

Lovely size formal lounge

White uPVC double-glazed window front and partially size facing. Large enough to accommodate most arrangements of furniture.

DINING KITCHEN

17'7" x 9'4"

LVT flooring, double radiator, rear facing white uPVC double-glazed window and white uPVC double- patio doors with lovely views of the garden and leading out to the patio. Stylish fitted kitchen with a range of wall and floor units in a light finish with contrasting laminate work surface, 5 ring integrated gas hob, integrated extractor, double electric oven situated at waist height for convenience, integrated fridge/freezer, integrated dishwasher, integrated washing machine. Stainless steel sink with bowl and a half, single drainer and matching monobloc tap, cupboard conceals the central heating boiler. The rear of the property is open plan and comfortably accommodates a dining table and chairs as can be seen in the photographs. This is a lovely room.

FIRST FLOOR LANDING
Side facing white uPVC double-glazed window, large landing with radiator, large built in cupboard providing useful storage, loft hatch, 5 doors leading off, 4 to bedrooms and 1 to bathroom

MASTER BEDROOM
12'9" x 12'7"
Measurements taken at widest points.
Lovely double bedroom.
Carpet flooring, double radiator, front facing white uPVC double-glazed window. Fitted walk in wardrobe/cupboard with lighting. Door leading off to en suite.

EN-SUITE
7'5" x 6'11"
Vinyl tile effect flooring, radiator, front facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, double shower cubicle with sliding doors which is tiled in its entirety and with shower fed the main hot water system. This is a lovely spacious en suite facility.

BEDROOM 2
11'7" x 11'1"
Measurement taken at widest points
Carpet flooring, double radiator, front facing white uPVC double-glazed window. Good size double bedroom.

BEDROOM 3
11'11" x 10'4"
Also good size double bedroom
Carpet flooring, double radiator, rear facing white uPVC double-glazed window.

BEDROOM 4
9'5" x 8'4"
Also a double bedroom but converted for use by the current owners as a dressing room.
Carpet, radiator, rear facing white uPVC double-glazed window.

BATHROOM
9'6" x 7'0"
Measurements taken at widest points
Vinyl tile effect flooring, radiator, rear facing white uPVC double-glazed widow with privacy glass. Toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap. Tiling around the bath area and above the sink. Extractor fan.

EXTERNALLY
Double driveway to the front leading to a single garage.

The property has a large garden plot with a small paved patio immediately adjacent to the house and the rest of the garden laid to lawn. Permitter fencing and the garden experience a degree of privacy but enjoys a sunny aspect. This is lovely garden space.

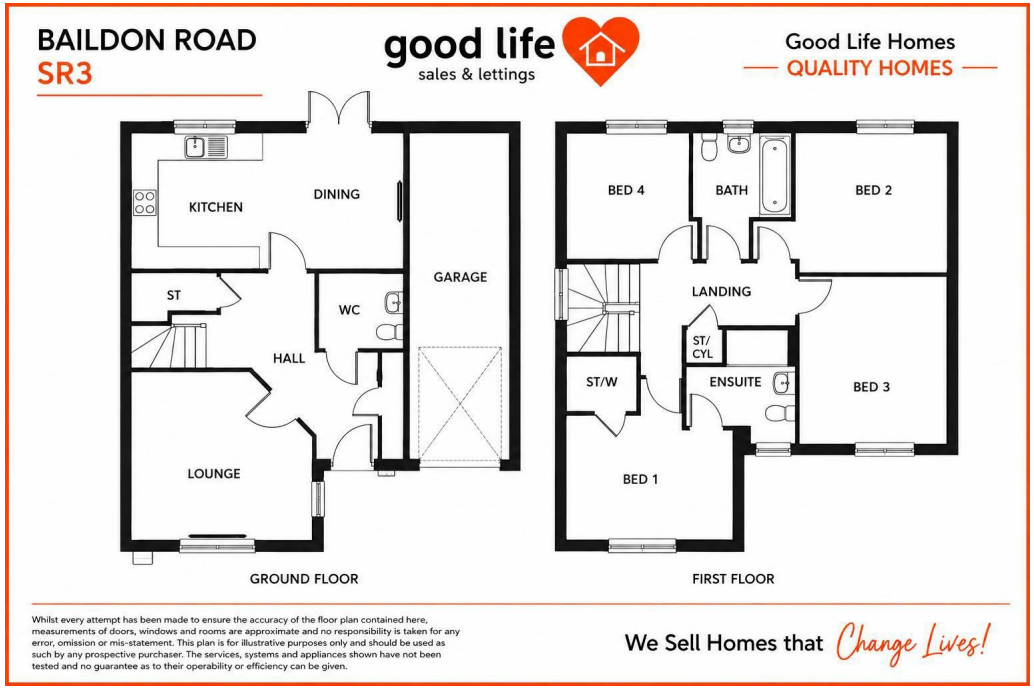






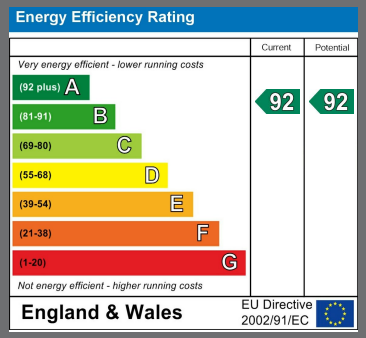






Local Authority
Sunderland

Council Tax Band
D





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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