Silksworth Lane

Barnes

Sunderland

SR3 1NG









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Silksworth Lane

£650,000

INTRODUCTION
IMPRESSIVE 4/5 BEDROOM DETACHED HOME - SUBSTANTIALLY EXTENDED & RENOVATED - SUPERB EXTENDED DINING & KITCHEN SPACE - GROUND FLOOR BEDROOM SUITE / HOME OFFICE - BEAUTIFULLY LANDSCAPED LARGE GARDEN PLOT - DETACHED DOUBLE GARAGE & MULTI-CAR DRIVEWAY - 21 PANEL OWNED SOLAR PV SYSTEM - 11.52kW BATTERY STORAGE SYSTEM - NO ONWARD CHAIN

EXTERNAL - FRONT
The property occupies an imposing plot, set well back from Silksworth Lane and enjoying a vehicle cul-de-sac position. An immaculately maintained show lawn is complemented by beautifully tended borders, while a generous multi-car driveway leads to the detached double garage. A gently sloping block-paved pathway approaches GRP double-glazed entrance doors.

ENTRANCE PORCH
An impressive formal entrance with LVT wood-effect flooring laid in a herringbone pattern. Double-glazed windows sit either side of the entrance doors and an open-plan doorway leads into the main entrance hall.

ENTRANCE HALL
A particularly impressive and spacious hallway with carpeted flooring, column-style radiator, wall panelling to waist height and an open-plan oak staircase rising to the first floor. The hall connects the principal ground-floor rooms with doors leading to the formal lounge, secondary reception room, dining kitchen and ground-floor bedroom suite.

FORMAL LOUNGE
Measurements from widest points, including the bay window. A generous formal reception room with carpeted flooring, double-glazed bay window providing pleasant front-facing views, two column-style radiators and a stylish oak-finish fireplace incorporating an electric fire with granite hearth. Bi-folding doors connect the lounge with the formal dining room.

FORMAL DINING ROOM
A substantial extension to the original property, creating an impressive formal dining and entertaining space with continuation of the carpeted flooring from the lounge. Four double-glazed windows together with two double-glazed roof windows flood the room with natural light and provide attractive views across the rear garden. Two vertical designer-style radiators complete the space, which is sufficiently generous to comfortably accommodate the current owners' substantial ten-seat dining table and is perfect for entertaining. The room flows seamlessly into the extended breakfasting kitchen, creating a particularly impressive arrangement across the rear of the property.

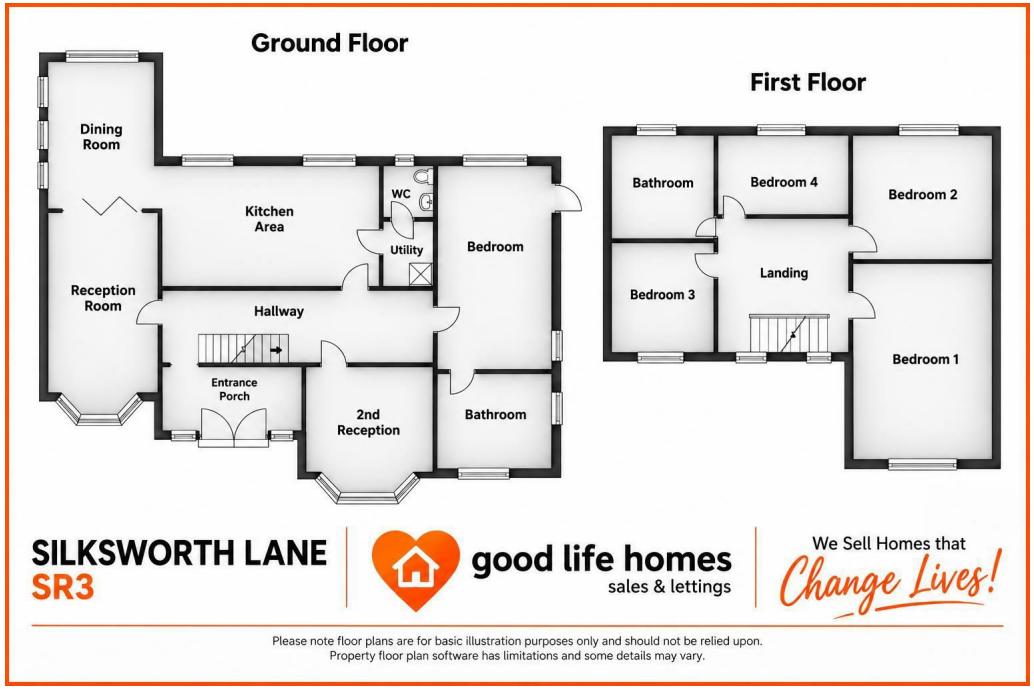








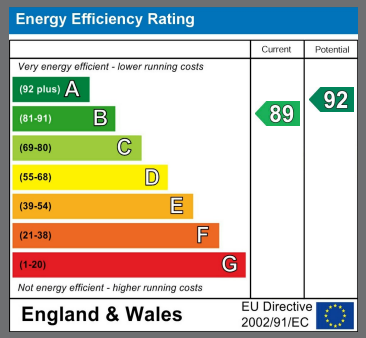


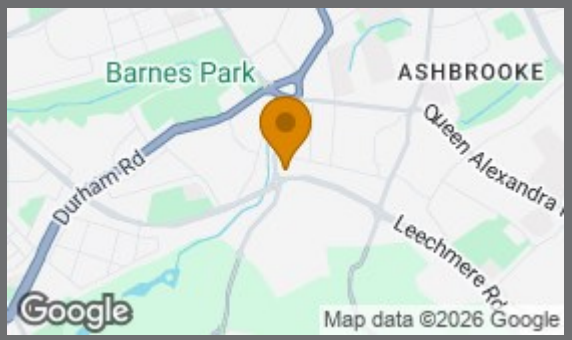


Local Authority

Council Tax Band

E





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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