

Contarellie Road
The Birches
Sunderland
SR3 2GP





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Asking Price £387,000

INTRODUCTION

FABULOUS 4 DOUBLE BED DETACHED HOME - 2 EN SUITE BEDROOMS

- SHOW HOUSE STANDARD - LOTS OF BESPOKE UPGRADES AT SIGNIFICANT COST - 4 CAR DRIVEWAY PARKING - SOUGHT AFTER "HEWSON" STYLE OF HOME - ADDITIONAL PLAY ROOM CONVERSION - LANDSCAPED REAR GARDEN ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Stylish floor tiling which extends to the kitchen area, carpeted stairs to first floor landing, radiator, wall mounted alarm key pad, internal door leading to garage, built in understairs cupboard and 3 doors leading off, 1 to dining kitchen family room, 1 to wc and 1 to lounge.

LOUNGE

14'3 x 11'0

Lovely size lounge.

Carpet flooring, front facing white uPVC double-glazed window, stylish media wall with built in illuminated shelving, space for flat screen tv, stylish plasma style electric fire with log effect.

W C

5'3 x 3'2

Tiled flooring, toilet with low level cistern, sink with single pedestal and chrome tap. Radiator, stylish tile choices to approx. half height, extractor fan.

KITCHEN, DINING, FAMILY ROOM

28'0 x 14'10

Measurements taken at widest points.

One of the key features of the property is the rear facing kitchen/dining and family room area which occupies the full width of the property and enjoys 2 rear facing white uPVC double-glazed windows, uPVC double-glazed walk in bay window with double patio doors offering views of the rear garden and leading out patio and garden beyond, 2 double radiators. Stylish tile flooring extends from the entrance hall into this zone and the kitchen comprises a range of wall and floor units in a shaker style in a lovely, muted finish with quartz work surfaces, returning to form a breakfast bar area. Stainless steel inset sink with bowl and a half, single drainer groves into the quartz and monobloc tap, 4 ring induction hob with feature extractor chimney overhead, integrated dishwasher and double integrated AEG ovens with integrated double fridge/freezer to 1 side. The kitchen area flows naturally into a dining area which is positioned to the centre of the room and seamlessly into a beautiful family room area which has bespoke cupboards and shelving built in for stunning effect. Leading off this room is a play room or snug and separate utility.

UTILITY ROOM

7'5 x 5'4

Continuation of the tiled flooring from the kitchen, radiator, stylish fitted cupboards matching the kitchen units with matching quartz work surfaces, inset stainless steel sink with monobloc tap, integrated washing machine, GRP double-glazed door leading to the side of the property. Extractor fan.

SNUG

9'9 x 9'5

Converted from what was formally part of the garage. The snug has flat panel designer style radiator, carpet flooring, accessed via a sliding door and offers a lovely additional children's play space away from the main heart of the home whilst still been in touch.

FIRST FLOOR LANDING

Carpet flooring, radiator, 5 doors leading off, large built in airing cupboard also location of the hot water tank.

MASTER BEDROOM

16'6 x 14'5

A lovely master bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed. Fitted wardrobes to 2 walls with sliding mirrored glass providing a good degree of storage and hanging space. Door leading of to en-suite.

EN-SUITE

7'2 x 6'0

Tiled flooring, chrome towel heater style radiator, front facing white uPVC double-glazed window. White toilet with low level cistern, white sink with single pedestal and chrome tap, double shower cubicle with sliding glass door and shower fed from main hot water system, comprising fixed overhead shower and separate hand held shower. Recessed lights to ceiling.

BEDROOM 2

12'6 x 11'0

Also a good size double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with sliding doors. Door leading off to en suite.

EN-SUITE

9'0 x 3'10

Tiled flooring with matching tiles to approx. half height and to full height in the shower cubicle, double shower with sliding glass doors and shower fed from the main hot water system comprising fixed overhead shower and separate hand held shower, sink with single pedestal and chrome taps, toilet with low level cistern. Tall chrome towel heater style radiator, recessed lights to ceiling, rear facing white uPVC double-glazed window with privacy glass.

BEDROOM 3

12'5 x 9'0

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a very generous double bedroom.

BEDROOM 4

10'9 x 9'6

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 2 walls with sliding doors providing a good degree of storage and hanging space.

BATHROOM

10'7 x 5'10

Tiled flooring, chrome towel heater style radiator, side facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap with showerhead attachment. Recessed lights to ceiling, extractor fan

GARAGE

10'4 x 9'7

Electric sockets and lighting, location of the consumer unit, manual up and over garage door and internal door leading directly into entrance hall.

EXTERNALLY

The property has a 4-car block paved driveway leading to garage. Well maintained lawn front garden with shrubs.





Local Authority
Sunderland

Council Tax Band
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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