

5 bed detached house to buy in

Leighfield Drive, Sunderland, Tyne and Wear, SR3 2DD

£530,000

x 5 x 4 x 2

Tenure

Freehold

Driveway & Garage parking

Garden

Property features

- Detached Family Home
- Five Double Bedrooms
- Four Bathrooms
- Multi Car Driveway & Large Garage
- EPC Rating B

Key Information

- Council Tax: Band G
- EPC Rating: B
- Heating supply: Gas

Arrange a viewing

Susan Davison
Branch Manager
Houghton

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- Flexible viewing slots
- Accompanied viewings

Description

DETACHED FAMILY HOMEFIVE DOUBLE BEDROOMS**FOUR BATHROOMS**MULTI CAR DRIVEWAY & LARGE GARAGE**GENEROUS REAR GARDEN**HIGHLY DESIRABLE AREA**

Pattinson Estate Agents are proud to present to the market this outstanding detached family residence, offering spacious and versatile accommodation throughout, including five double bedrooms. Situated within the highly sought-after development of Leighfield Drive, Sunderland, this impressive home occupies a substantial plot and is ideally positioned for access to a range of local shops, amenities and restaurants, as well as excellent public transport links and major road connections via the A19.

The property further benefits from its close proximity to the popular coastal areas of Seaham, Roker and Seaburn, and is just a short drive from the well regarded Benedict Biscop C.E. Academy, Herrington Country Park, as well as Sunderland and Durham City Centres.

This beautifully presented home offers generous and flexible living space throughout. The internal layout briefly comprises:- Entrance hallway, a spacious lounge, a stunning kitchen/breakfasting area flowing seamlessly into a bright and airy dining room, a utility room and a ground floor W.C. To the first floor are five well proportioned double bedrooms, three of which benefit from en-suite facilities, alongside a stylish family bathroom.

Externally, to the front there is a lawned garden alongside a multi car driveway leading to a double garage, providing ample off-street parking. To the rear, the property enjoys a generous north/west-facing garden, ideal for outdoor entertaining and family use.

Early viewing is highly recommended to fully appreciate the quality, scale and prime location of this exceptional home. Please contact our Houghton branch to arrange your viewing.

Council Tax Band: G

Tenure: Freehold

Price: £530,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which has porcelain tiled flooring, a radiator and a storage cupboard.



Lounge

5.20m x 4.96m (17'0" x 16'3")

Spacious lounge with carpet flooring, a feature media wall with storage, radiator and a double glazed front aspect bay window.



Kitchen/Breakfasting Area

5.17m x 5.40m (16'11" x 17'8")

A stunning kitchen/breakfasting area fitted with a comprehensive range of upper, lower and full length units, complemented by contrasting Silestone work surfaces and matching upstands. Features include an undermount sink unit, integrated dishwasher, full length fridge and freezer, dual ovens and a five burner gas hob. The space is further enhanced by a central island providing additional storage, porcelain tiled flooring, a radiator, double glazed windows and French doors opening onto the rear garden. The kitchen/breakfasting area also provides open flow access to the dining room.



Family Room

3.87m x 5.00m (12'8" x 16'4")

Bright and airy family room with porcelain tiled flooring, a radiator, double glazed rear aspect window and French doors leading to the rear garden.



Utility

3.11m x 1.95m (10'2" x 6'4")

The utility has fitted base units with contrasting Silestone worktops and matching up-stands, an undermount sink unit, plumbing for a washing machine and space for a dryer. Porcelain tiled flooring, a radiator, internal access to the garage, a double glazed window and an external door leading to the rear garden.



Ground Floor W.C

1.99m x 1.06m (6'6" x 3'5")

Convenient downstairs W.C with a hand wash basin, radiator, a made-to-measure mirror, partly tiled walls and porcelain tiled flooring.



Principal Bedroom

7.02m x 4.91m (23'0" x 16'1")

Large bedroom with an en-suite, walk-in wardrobe section, carpet flooring, a radiator and a double glazed front aspect bay window.



Principal Bedroom En-suite

1.91m x 2.47m (6'3" x 8'1")

Convenient en-suite with a walk-in shower, hand wash basin and a WC. Tiled flooring, partly tiled walls, a made-to-measure mirror, a radiator and a double glazed window.



Bedroom Two

4.06m x 4.99m (13'3" x 16'4")

Double bedroom with an en-suite, carpet flooring, a radiator and two double glazed front aspect windows.



Bedroom Two En-suite

2.48m x 1.94m (8'1" x 6'4")

Convenient en-suite with a walk-in shower, hand wash basin and a WC. Tiled flooring, partly tiled walls, a made-to-measure mirror, a radiator and a double glazed window.



Bedroom Three

3.66m x 3.73m (12'0" x 12'2")

Double bedroom with an en-suite, carpet flooring, a radiator and a double glazed rear aspect window.



Bedroom Three En-suite

Convenient en-suite with a walk-in shower, hand wash basin and a WC. Tiled flooring, partly tiled walls, a made-to-measure mirror, a radiator and a double glazed window.



Bedroom Four

3.40m x 3.91m (11'1" x 12'9")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



Bedroom Five

3.51m x 2.41m (11'6" x 7'10")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



Bathroom

2.47m x 1.95m (8'1" x 6'4")

Stylish bathroom benefiting from a paneled bath, hand wash basin and WC. Tiled flooring, partly tiled walls, a made-to-measure mirror, radiator and a double glazed window.

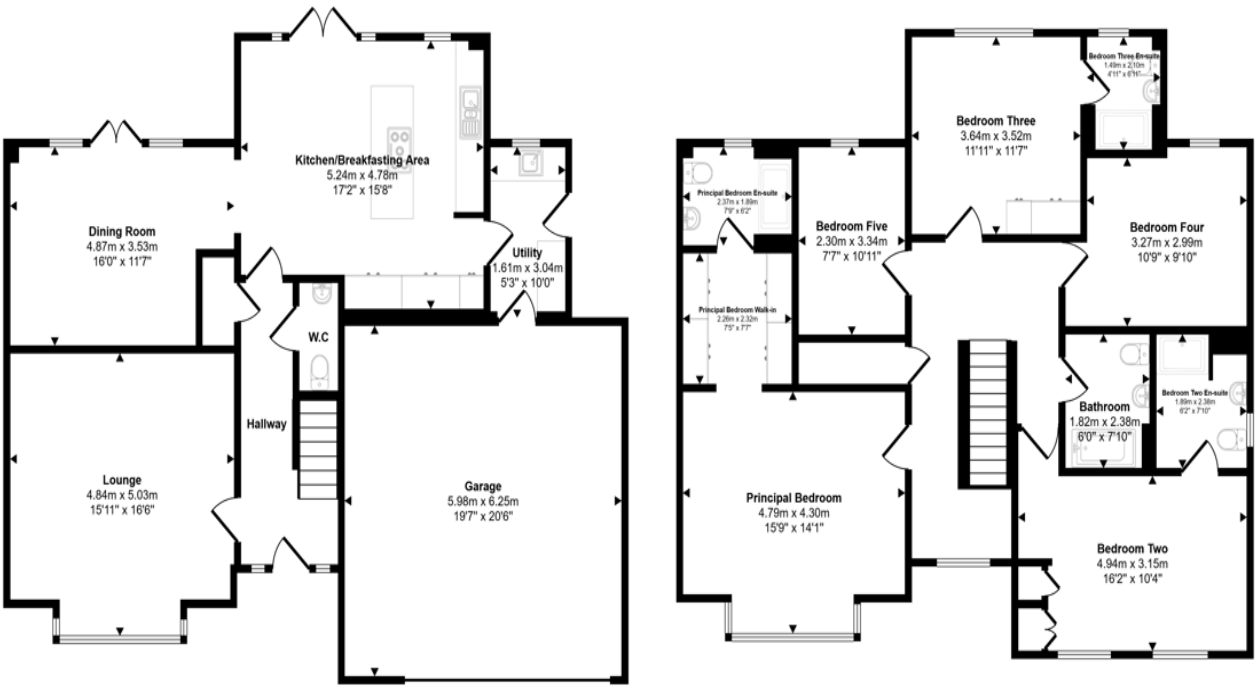


External

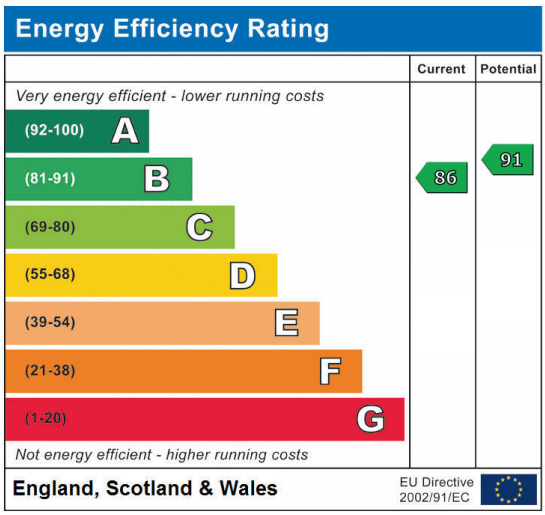
The property occupies a generous plot, with a lawned garden to the front alongside a multi-vehicle driveway leading to a large garage, accessed via an electric up-and-over door. To the rear, there is a generously sized garden, predominantly laid to lawn, complemented by mature shrubs and a patio seating area adjoining the property.



Approx Gross Internal Area
236 sq m / 2535 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Leighfield Drive, Sunderland, Tyne and Wear, SR3 2DD

Contact your local branch today for more information on this property:

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