



3 bed semi-detached house to buy in SR3

Meadowsweet Lane, Sunderland, Tyne and Wear, SR3 2GR

£249,950

 x3
  x3
  x1

Tenure

Freehold

Property features

- ✓ 3-Bedroom family home
- ✓ Desirable development
- ✓ well presented
- ✓ Great location
- ✓ EPC Rating B

Driveway parking

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to bring to the market this beautifully presented three-bedroom semi-detached family home, ideally situated in the highly sought-after The Meadows development in Doxford Park, Sunderland.

Constructed recently to an exceptional standard, this modern property offers the perfect balance of contemporary style and practical living space. Positioned within a quiet, family-friendly neighbourhood, the home commands an excellent location with premier transport links to the A19 and A690, and sits just a short drive from Doxford International Business Park, local amenities, and well-regarded schools.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway that provides access to the ground-floor living accommodation and stairs leading to the first floor. Positioned at the front of the home is a beautifully appointed, high-specification open-plan kitchen and dining room. It is fitted with a stylish range of wall and base units, complete with complementary worktops and fully integrated appliances including an oven, hob, extractor, fridge-freezer, and dishwasher. This room offers generous space for a family dining table and features a large front-facing window that floods the space with natural light. Moving towards the rear of the property, the spacious, tastefully decorated lounge serves as the primary reception room. It provides a peaceful space for family relaxation and features double French doors that open directly out onto the rear garden patio. A highly practical utility room and a separate ground-floor cloakroom WC complete the downstairs layout, offering convenient laundry plumbing and additional storage space.

Moving to the first floor, a spacious landing with built-in storage leads to three well-proportioned double bedrooms and the main family bathroom. The generous principal bedroom overlooks the front elevation and benefits from premium fitted wardrobes.

The remaining two double bedrooms are situated to the rear of the property, overlooking the garden, and offer ample space for freestanding furniture, making them perfect for children's rooms or a dedicated home office. The family bathroom features a modern three-piece suite, including a panelled bath with an overhead shower attachment, a low-level WC, and stylish tiling throughout.

Externally, the property boasts an attractive modern frontage with a double-width driveway providing comfortable off-street parking for two vehicles.

To the rear, there is a fully enclosed, private garden predominantly laid to lawn with a secure timber fence surround. The paved patio area is directly accessible from the living room, offering the perfect spot for outdoor dining, entertaining, and safe family play.

This highly energy-efficient property benefits from a Freehold tenure, gas central heating, and double glazing throughout.

Early viewing is highly recommended to fully appreciate the standard of accommodation on offer. Please contact our Sunderland team for further details

Council Tax Band: C

Tenure: Freehold

Price: £249,950

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room



Kitchen



Dining Room



W/C



Utility



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(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, Scotland & Wales	EU Directive 2002/91/EC 	

Meadowsweet Lane, Sunderland, Tyne and Wear, SR3 2GR

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

51 Fawcett Street, Sunderland, Tyne & Wear, SR1 1RS, Tel: 0191 5143929, sunderland@pattinson.co.uk, www.pattinson.co.uk

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