



## 5 bed detached house to buy in

Baneberry Drive, Sunderland, Tyne and Wear, SR3 1EH

# £290,000

 x 5  x 3  x 1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Five Bedroom Detached House.
- ✓ Master with En-Suite
- ✓ Downstairs W.C
- ✓ Garage and Driveway
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Arrange a viewing

Beth Curtis  
Sales Negotiator  
Sunderland

0191 5143929  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We're proud to present this impressive 5-bedroom detached house located in the heart of Sunderland. As you approach this stunning residence, you'll notice the generous driveway space in front leading to a practical garage, providing plenty of room for parking.

Inside, you will be instantly captivated by its aesthetically pleasing and practical design. The house features 1 well-sized reception room, boasting ample natural light that creates a warm and welcoming atmosphere. This is a perfect space to entertain guests or enjoy cosy family evenings.

The residence spoils you with a total of five well-proportioned bedrooms, each designed to maximise comfort and relaxation. This includes a master bedroom, complete with a luxurious en-suite bathroom, providing an additional layer of privacy and convenience. In addition, the property also encompasses two beautifully appointed bathrooms, each finished to a high standard to meet any family's needs.

Whether you're a growing family looking for more space, or a professional seeking a comfortable environment with easy access to the city, this attractive property could be your next perfect home. With its wonderful blend of style, space and comfort, this home is a standout example of Sunderland real estate.

This house is available for a residential sale. Viewing is a must to fully appreciate the attention to detail that has gone into creating this desirable and homely abode. Don't miss out on this amazing opportunity to acquire an immaculately presented house that you can truly call home.

Council Tax Band: D

Tenure: Freehold

Price: Offers In The Region Of £290,000

Property Type: Detached House

Parking: Allocated

Heating: Gas

## Front Exterior



## Living Room

3.20m x 4.50m (10'5" x 14'9")

Spacious light and airy living room.



## Kitchen/Diner

6.10m x 3.00m (20'0" x 9'10")

Modern kitchen with wall and base units open to the dining area and french doors to the garden.

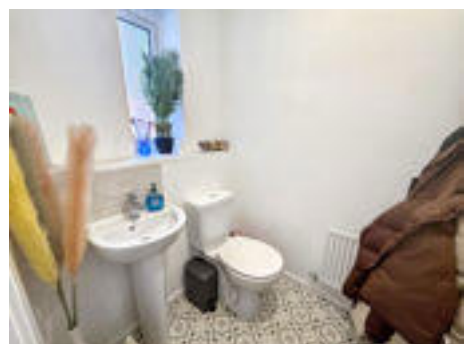


## Additional photo



## Utility Room

## W.C.

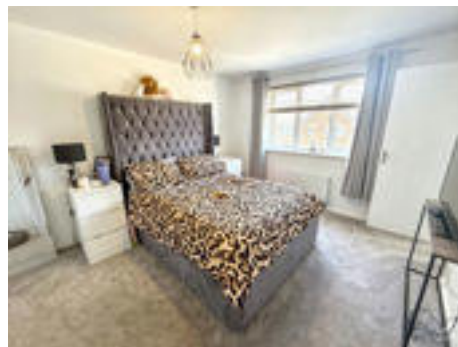




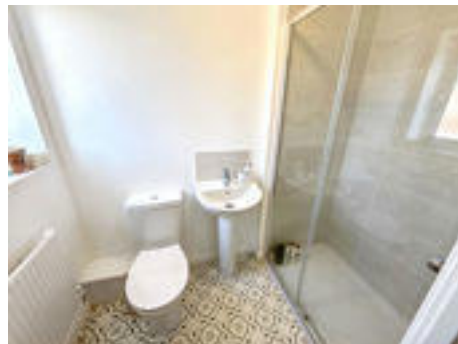
## Bedroom 1

4.20m x 3.20m (13'9" x 10'5")

Light spacious double bedroom with en-suite.



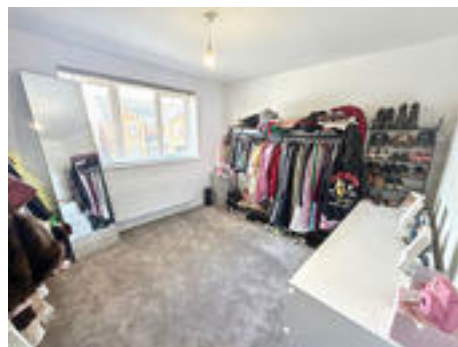
## En-Suite



## Bedroom 2

3.40m x 3.10m (11'1" x 10'2")

Second double bedroom.



## Bedroom 3

3.00m x 2.70m (10'0" x 8'10")

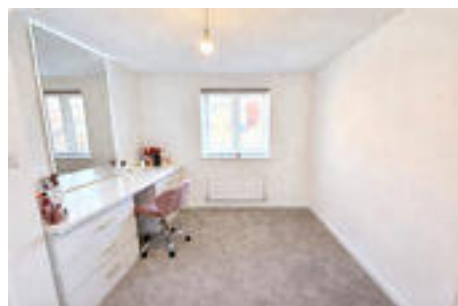
Third double bedroom.



## Bedroom 4

3.40m x 2.70m (11'1" x 8'10")

Single Bedroom



## Bedroom 5

2.10m x 2.40m (6'10" x 7'10")



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## Bathroom

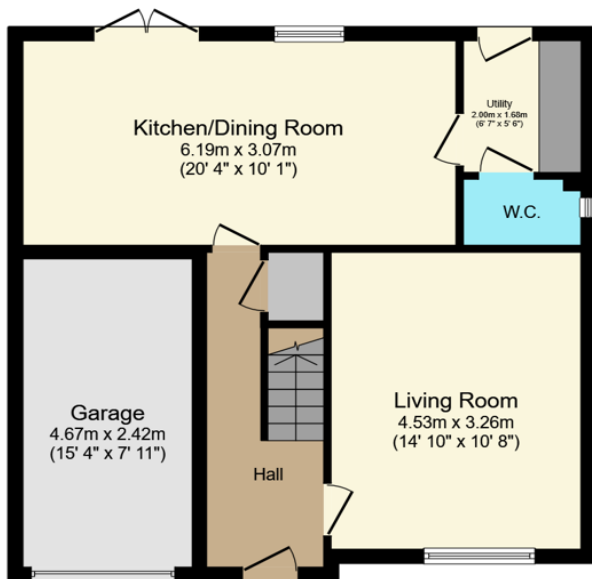
Modern Family Bathroom



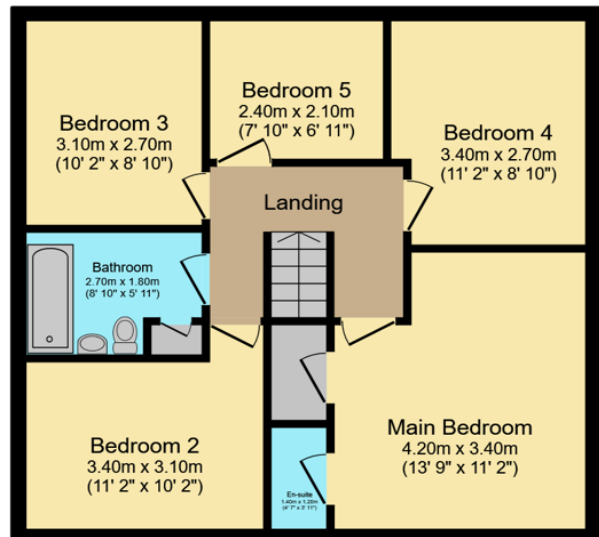
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## Rear Exterior





**Ground Floor**  
Floor area 62.6 sq.m. (674 sq.ft.)



**First Floor**  
Floor area 61.6 sq.m. (663 sq.ft.)

**Total floor area: 124.2 sq.m. (1,337 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            | 91                      | 91        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

Baneberry Drive, Sunderland, Tyne and Wear, SR3 1EH

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

**51 Fawcett Street, Sunderland, South Tyneside, Tyne & Wear, SR1 1RS, Tel: 0191 5143929, [sunderland@pattinson.co.uk](mailto:sunderland@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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