



4 bed detached house to buy in

Celandene Gardens, Sunderland, Tyne and Wear, SR3 2FZ

£309,950

 x 4  x 2  x 1

Tenure

Freehold

Property features

- ✓ Detached Family Home
- ✓ Four Double Bedrooms
- ✓ Generous South/East Facing
- ✓ Two Car Driveway & Garage
- ✓ EPC Rating B

Driveway & Garage parking

Garden

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****DETACHED FAMILY HOME**FOUR DOUBLE BEDROOMS**PRINCIPAL BEDROOM WITH EN-SUITE**SOUTH/EAST FACING REAR GARDEN**TWO CAR DRIVEWAY & GARAGE**PRIVATE ROAD ACCESS**SOUGHT AFTER LOCATION****

Pattinson Estate Agents are delighted to present to the market this beautifully presented four bed detached family home, situated within a highly sought after cul-de-sac on Celandene Gardens, Sunderland, which is accessed via a private road. Perfectly positioned within close to a range of local shops and other amenities, excellent public transport links, and major road networks via the A19. The property is also conveniently located for access to Sunderland City Centre, the University of Sunderland, Herrington Country Park, and surrounding areas. Furthermore, the property is within walking distance and falls within the catchment area for the highly regarded Benedict Biscop C.E. Academy, as well as being conveniently located close to a selection of popular restaurants and bars.

This splendid home is impeccably presented throughout and briefly comprises: Entrance/hallway, a spacious lounge, a stunning open plan kitchen/dining room with a utility cupboard, and a ground floor W.C. To the first floor lies a principal bedroom with en-suite, a further three double bedrooms, one of which benefits from a Juliet balcony, and a modern three piece family bathroom.

Externally, the property boasts a lawned garden to the front, together with a two car driveway and a garage. To the rear, there is a generous south/east facing garden.

Early viewing is highly recommended to fully appreciate the size, standard of accommodation, and sought-after location of this exceptional family home. Please contact our Houghton branch to arrange your viewing.

Council Tax Band: D

Tenure: Freehold

Price: Offers In Excess Of £309,950

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge, kitchen/diner, W.C and first floor staircase.



Lounge

5.49m x 3.34m (18'0" x 10'11")

Spacious lounge with carpet flooring, two radiators, a feature paneled wall and a double glazed front aspect bay window.



Kitchen/Dining Room

3.69m x 5.04m (12'1" x 16'6")

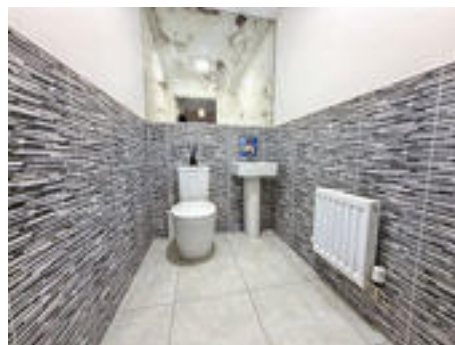
Stylish kitchen/diner benefiting from a range of upper and lower units with contrasting square edge worksurfaces and matching up-stands. The kitchen also benefits from a range of integrated appliances, including a dishwasher, fridge/freezer, dual ovens and a gas hob. Finished with Karndean flooring, a radiator, double glazed front aspect window and French doors opening onto the rear garden. In addition, this area benefits from a useful utility cupboard, fitted with base units, work surfaces and an integrated washing machine.



Ground Floor W.C

1.69m x 1.36m (5'6" x 4'5")

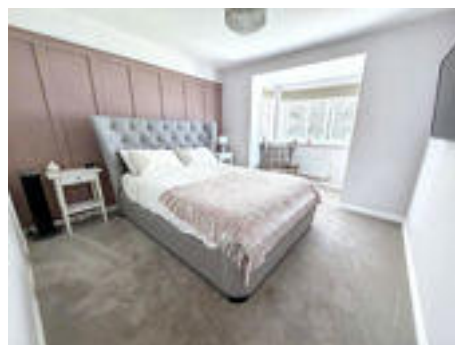
Convenient downstairs W.C with a hand wash basin, made-to-measure mirror, radiator and Karndean flooring.



Principal Bedroom

5.66m x 3.35m (18'6" x 10'11")

Double bedroom with an en-suite, carpet flooring, a feature paneled wall, radiator and a double glazed front aspect bay window.



En-suite

1.19m x 2.27m (3'10" x 7'5")

Convenient en-suite with a walk-in shower, hand wash basin and WC. Vinyl flooring, partly tiled wall, made-to-measure mirror, a heated towel rail and a double glazed window.



Bedroom Two

4.71m x 3.90m (15'5" x 12'9")

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



Bedroom Three

2.42m x 4.18m (7'11" x 13'8")

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



Bedroom Four

3.14m x 2.77m (10'3" x 9'1")

Double bedroom with carpet flooring, a radiator and a front aspect Juliet balcony.



Bathroom

2.06m x 2.24m (6'9" x 7'4")

Modern three piece bathroom benefiting from a paneled bath, a hand wash basin and WC. Vinyl flooring, partly tiled wall, a made-to-measure mirror, a heated towel rail and a double glazed window.

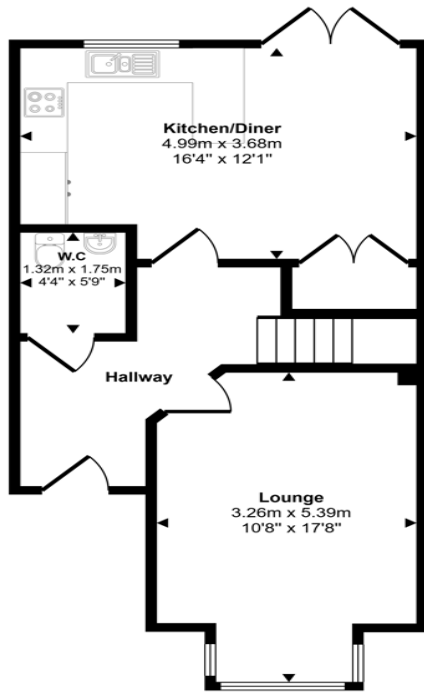


External

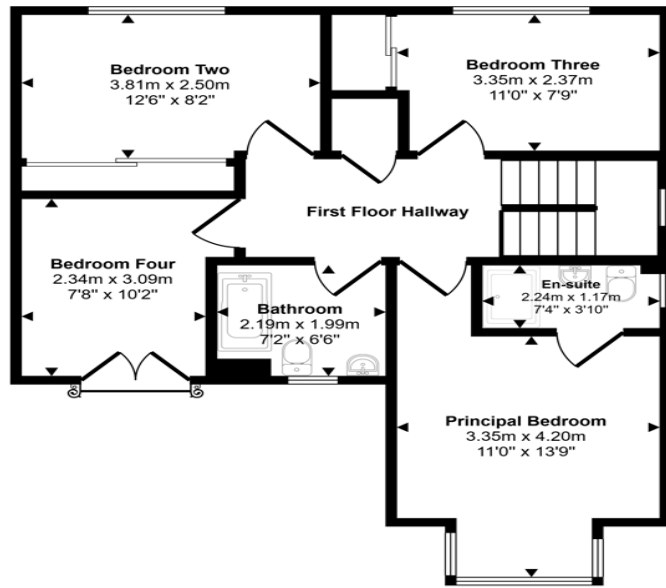
Externally, the property boasts a lawned garden to the front, together with a driveway providing off street parking for two vehicles and a garage. To the rear, there is a generous South/East facing garden, predominantly laid to lawn with a patio area adjacent to the home.



Approx Gross Internal Area
110 sq m / 1182 sq ft



Ground Floor
Approx 48 sq m / 516 sq ft



First Floor
Approx 62 sq m / 666 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Celandene Gardens, Sunderland, Tyne and Wear, SR3 2FZ

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

**14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933,
houghton@pattinson.co.uk, www.pattinson.co.uk**

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