

3 bed detached house to buy in

Park Lea, East Herrington, Sunderland,
Tyne and Wear, SR3 3SZ

£289,950

x 3 x 2 x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- 3 bedroom family home
- Desirable location
- Immaculately presented
- Rare to market
- EPC Rating C

Key Information

- Council Tax: Band C
- EPC Rating: C
- 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

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the sales market this immaculately presented, three-bedroom detached family home, perfectly positioned within the highly sought-after residential location East Herrington.

Maintained to an exceptional standard throughout by its current owners, this stunning residence offers bright, contemporary, and highly functional living spaces perfectly suited for modern family life.

The property sits in a quiet and desirable pocket of Sunderland, boasting great accessibility to excellent transport links—including the A19 and local bus routes—reputable education facilities, and fantastic local amenities.

The ground floor accommodation opens with a welcoming entrance porch leading into a bright reception hallway featuring stylish neutral decor and modern flooring.

From the hallway, there is access to a spacious lounge, which serves as a beautifully presented space for family relaxation. A standout feature of the ground floor design is the second set of elegant double doors connecting the lounge directly to the heart of the home: a magnificent open-plan kitchen and dining area.

This brilliant structural flow allows homeowners to effortlessly transition between a cozy, closed-off living room and a sprawling, broken-plan entertaining layout.

The open-plan kitchen and dining area has been designed with both style and sociability in mind, boasting a premium range of contemporary wall and base units, high-quality work surfaces, and integrated appliances, alongside ample space for a large dining table overlooking the rear garden.

Practicality is heavily prioritized on the ground floor with a dedicated, separate utility room located just off the kitchen, which neatly houses laundry appliances.

Completing the ground floor layout is a separate, modern downstairs W/C, providing essential convenience for guests and busy family mornings alike.

Ascending to the first floor, a bright landing leads to three beautifully presented bedrooms and the main family bathroom suite. The generous master double bedroom is finished to a premium standard, complete with high-quality flooring and space for storage solutions, with large windows bringing in abundant natural light.

The second bedroom is another well-proportioned double, similarly styled with modern neutral decor and central heating, while the third single bedroom offers excellent versatility as a child's room, nursery, or a dedicated home office space.

The first floor is completed by a luxurious, fully tiled family bathroom suite comprising a low-level WC, a vanity wash hand basin, a panelled bath with an integrated overhead shower, and a heated towel rail.

Externally, the property stands out with an attractive, low-maintenance lawn and block-paved front driveway providing convenient off-street parking and access to the attached garage.

To the rear, the house opens up to a private, fully enclosed garden featuring a lawn section and an attractive decking area, creating the perfect outdoor setting for alfresco dining, summer entertaining, and safe family play.

Internal inspection is highly recommended to fully appreciate the property and generous layout on offer. To arrange your private viewing, please contact our local Pattinson Sunderland Branch.

Council Tax Band: C

Tenure: Freehold

Price: £289,950

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Living Room



Kitchen



Dining Room



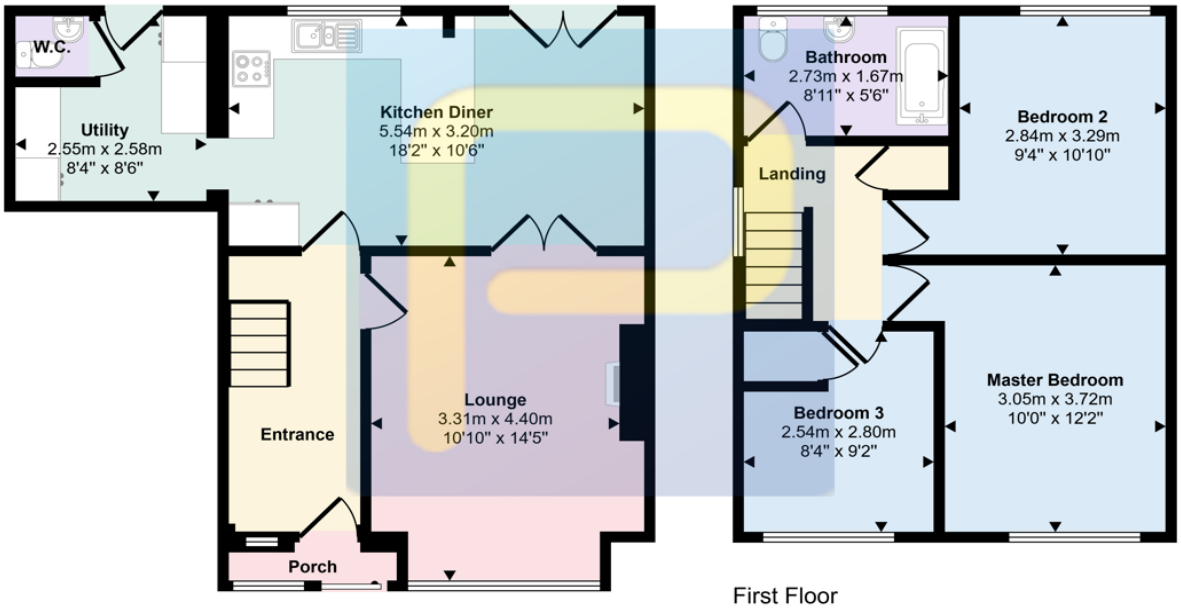
W/C



Hallway



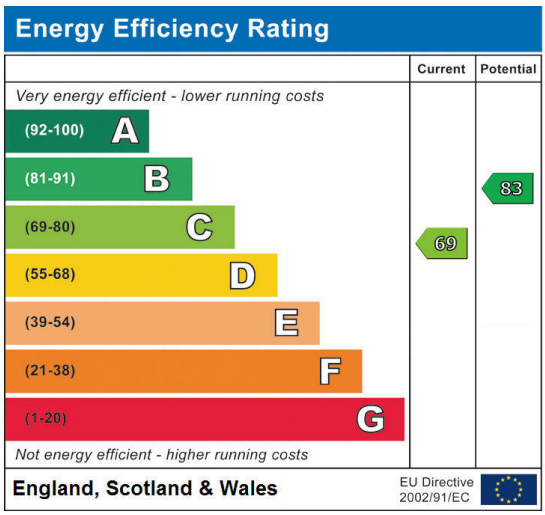
Approx Gross Internal Area
90 sq m / 974 sq ft



Ground Floor
Approx 49 sq m / 531 sq ft

First Floor
Approx 41 sq m / 443 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.



Park Lea, East Herrington, Sunderland, Tyne and Wear, SR3 3SZ

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

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