4 bed detached house to buy in

Rosary Gardens, Sunderland, Tyne and Wear, SR3 2GJ

£449,950

x 4 x 3 x 2

Tenure

Freehold

Allocated parking

Garden

Property features

- 4 Bedroom detached family home
- Desirable location
- Immaculately presented
- Double driveway & Garage
- EPC Rating B

Key Information

- Council Tax: Band E
- 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
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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this exceptional 4-bedroom detached family home, perfectly situated within the highly sought-after and exclusive Birches Development in Doxford, Sunderland. Presented to the highest of standards, this property offers a rare opportunity to acquire one of the largest 4-bedroom footprints on the entire estate.

The current owners have meticulously upgraded the property well beyond the standard builder specification, delivering luxury, bespoke interior design and a perfect turnkey living experience.

Ideally located, the home is within short walking distance of beautifully landscaped estate parklands and green spaces. It offers seamless transport links via the A19, and is highly convenient for Doxford International Business Park, highly regarded local schools, and excellent amenities.

Early internal viewing is unreservedly recommended to fully appreciate the sheer scale, premium quality, and sophisticated finish of this remarkable home.

The ground floor accommodation opens into a warm, inviting, and spacious entrance hallway featuring premium flooring and direct access to the primary living spaces. The generously proportioned family lounge boasts an abundance of natural light and sophisticated, immaculate décor, creating the perfect space to unwind.

Toward the rear of the property sits the true heart of the home: a spectacular, expansive open-plan kitchen, dining, and family room. This magnificent contemporary kitchen is fitted with high-specification integrated appliances, luxury countertops, and a brilliant dining and living zone with Bi-fold doors opening directly out to the rear garden.

The ground floor is completed by a separate, highly functional utility space with matching cabinetry and rear access, alongside a modern cloakroom WC featuring upgraded sanitaryware and tile detailing.

On the first floor, the property continues to impress with four exceptionally well-proportioned double bedrooms. The opulent, larger-than-average principal bedroom suite comes complete with a custom layout, bespoke fitted wardrobes, and a luxury en-suite shower room. The second bedroom is also a spacious double that benefits from its own private modern en-suite, making it ideal for guests or older children.

The third and fourth bedrooms are beautifully presented, generous double rooms that offer flexible options for family living.

Serving the first floor is a luxurious family bathroom suite featuring sleek, contemporary fixtures and walk in shower

Externally, the front of the property features a neat, open-aspect lawn alongside a private four vehicle driveway leading to the detached garage. To the rear, there is a beautifully landscaped, sunny garden, primarily laid to lawn with a spacious patio area that serves as an ideal spot for outdoor entertaining, al fresco dining, and family gatherings. The property also has 8 solar panels which are fully owned, and benefits from a new 7.4kw external car charger.

Please contact our Sunderland team for further details.

Council Tax Band: E

Tenure: Freehold

Price: Offers in the region of £449,950

Property Type: Detached House

USPs: Garden

Parking: Allocated

Heating: Gas

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Hallway

Living Room

Kitchen

Dining Room

Snug

Utility

W/C

Master Bedroom

Master - Dressing area

Master en-suite

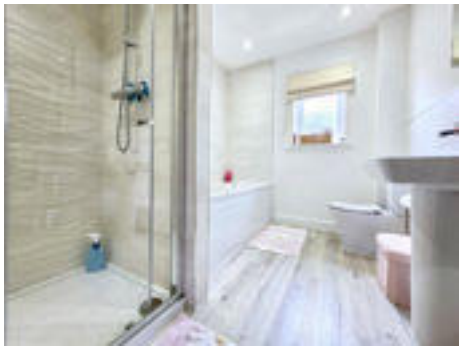
Bedroom 2

Bedroom 2 - En suite

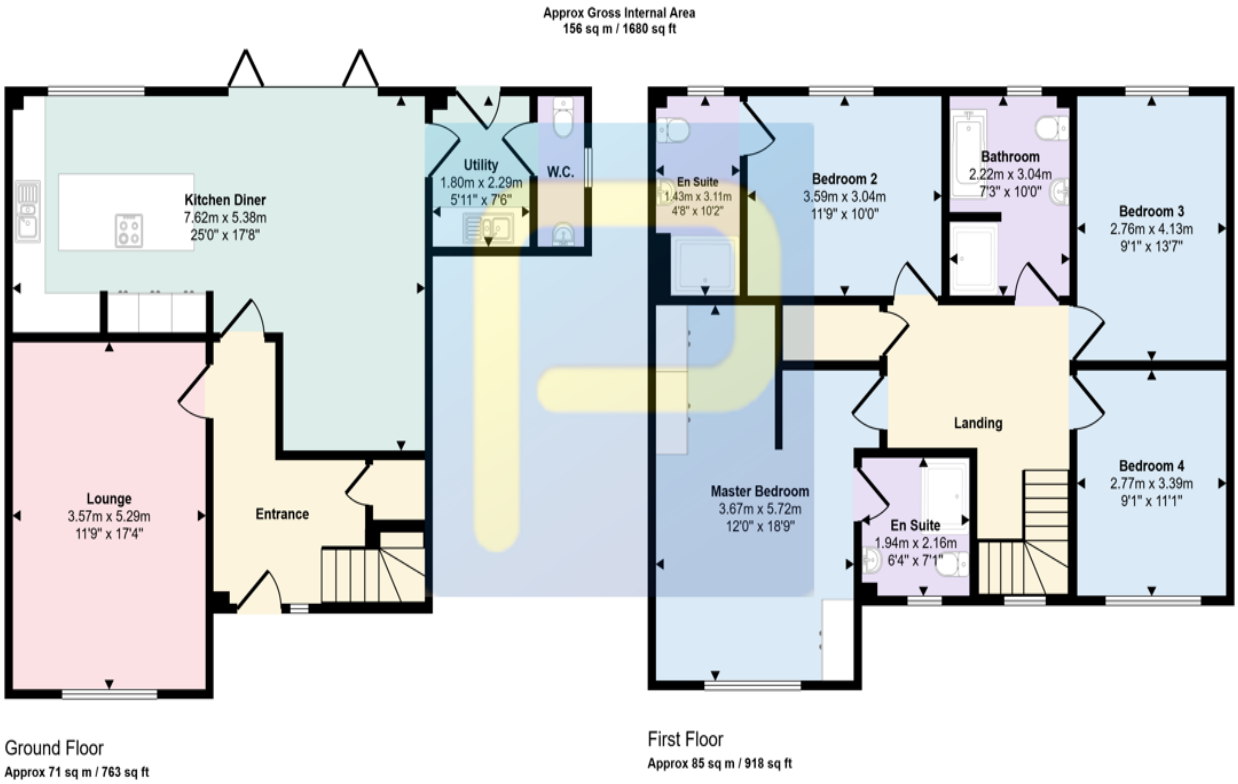
Bedroom 3

Bedroom 4

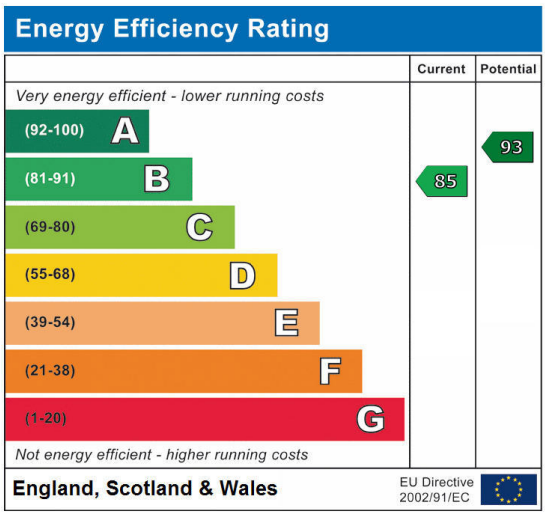
Bathroom



External



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.



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

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