



3 bed detached house to buy in

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

£299,950

 x 3  x 3  x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ 3 bedroom detached family home
- ✓ Desirable development
- ✓ Well presented
- ✓ Great location
- ✓ EPC Rating B

Key Information

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

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 welcome to the market this exceptional three-bedroom detached family residence, occupying a prime position within the highly sought-after Meadows development, Sunderland.

Presented to an great standard, this modern property offers a perfect blend of style, space, and comfort, making it an ideal acquisition for growing families. Ideally located, the home benefits from seamless transport links across Tyne & Wear and sits within easy reach of highly regarded local schools, excellent amenities, and Sunderland City Centre.

The internal accommodation begins with an inviting entrance hall via a secure front entryway, featuring a staircase rising to the first floor. This leads into a bright and generously sized living room bathed in natural light, offering a warm and welcoming atmosphere perfect for relaxation. To the rear, the impressive, modern open-plan dining kitchen stands as the heart of the home. It is fitted with a contemporary range of wall and base units alongside high-quality integrated appliances. Double doors open directly onto the rear garden, creating a seamless transition for indoor-outdoor entertaining. The ground floor is completed by a highly convenient W.C. and utility room, providing essential additional storage and cloakroom facilities.

To the first floor, a spacious landing provides direct access to all upper-floor sleeping arrangements and the family bathroom suite. The principal bedroom is a generous double room benefiting from its own luxury private en-suite shower room. The second and third bedrooms are well-proportioned and versatile, offering comfortable spaces for children, guests, or a home office. A stylish three-piece family bathroom suite, finished with contemporary tiling and high-quality fixtures, completes the first-floor accommodation. The property further benefits from full double glazing and gas central heating throughout.

Externally, the property boasts a beautifully presented, fully enclosed rear garden. Mainly laid to a manicured lawn, the outdoor space features dedicated patio seating areas and a striking custom pergola extending across the kitchen elevation, creating a wonderful environment for alfresco dining. To the front elevation, a private driveway provides ample off-street parking and leads to an attached garage accessed via an up-and-over door. The property also benefits from an EV charging point and secure gated side access.

Early internal inspection is highly recommended to fully appreciate the standard of accommodation on offer.

To arrange your accompanied viewing, please contact the Pattinson Sunderland Team directly

Council Tax Band: D

Tenure: Freehold

Price: £299,950

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

Living Room



Kitchen



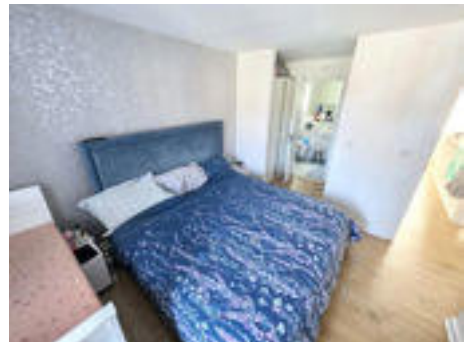
Dining Room



W/C



Bedroom 1



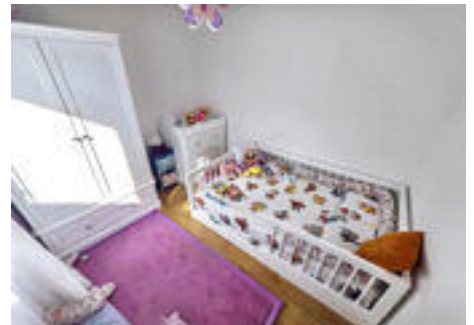
en suite



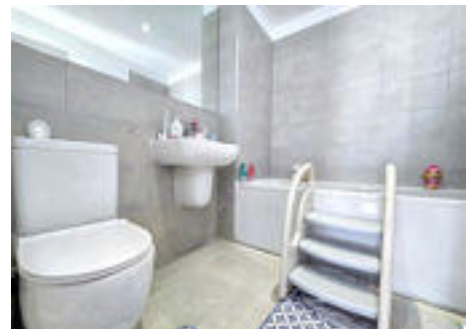
Bedroom 2



Bedroom 3



Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(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:

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