



## 4 bed detached house to buy in

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

# £350,000

🏠 x4 🚗 x3 🚪 x1

Tenure

**Freehold**

## Property features

- ✓ Detached Family Home
- ✓ Four Double Bedrooms
- ✓ Approx. 1436 SQ FT In Size
- ✓ Two En-suite Bedrooms
- ✓ EPC Rating B

Driveway & Garage parking

Garden

## Key Information

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

## Description

**\*\*DETACHED FAMILY HOME\*\*FOUR DOUBLE BEDROOMS\*\*TWO EN-SUITE BEDROOMS\*\*IMPRESSIVELY UPDATED THROUGHOUT\*\*SOUTH/WEST FACING REAR GARDEN\*\*DRIVEWAY & GARAGE\*\*SOUGHT AFTER LOCATION\*\*APPROX. 1436 SQ FT IN SIZE\*\***

Pattinson Estate Agents are delighted to present to the market this impressive four bedroom detached family home, situated within the highly desirable area of Celandene Gardens, Sunderland. Perfectly positioned close to a range of local shops, amenities, excellent public transport links and major road connections via the A19, The property is also conveniently located for access to Sunderland City Centre, Sunderland University, Herrington Country Park and surrounding areas. As well as being walking distance and in the catchment area for the desirable Benedict Biscop C.E. Academy.

This beautifully updated home is stylishly presented throughout and offers spacious, well planned accommodation briefly comprising:- Entrance/hallway, a bright and generous lounge, a stunning fitted kitchen/dining room and a ground floor W.C. To the first floor lies the principal bedroom with en-suite, a second bedroom also benefiting from en-suite facilities, a further two double bedrooms and a modern three piece family bathroom.

Externally, the property has an open lawn to the front with a multi car driveway and garage, to the rear there is South/West facing garden with a garden room.

Early viewing is highly recommended to fully appreciate the size, finish and location of this exceptional family home. Please contact our Houghton branch to arrange a viewing.

Council Tax Band: E

Tenure: Freehold

Price: £350,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Porch

Property entrance leading to the hallway, which has Tenacity Engineered Stone Flooring and a radiator.



## Lounge

6.62m x 3.15m (21'8" x 10'4")

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



## Kitchen/Dining Room

3.02m x 8.57m (9'10" x 28'1")

Upgraded to a high standard this kitchen/diner benefiting from a range of upper, lower and full length units with contrasting worksurface and matching up-stands. Also benefiting from integrated appliances such as:- dishwasher, fridge/freezer, an oven, induction hob and an island with a bespoke breakfast bar with additional base units. Tenacity Engineered stone flooring, storage cupboard, two radiators, a double glazed rear aspect window, an external door and French doors leading to the rear garden.



## Utility

1.63m x 2.95m (5'4" x 9'8")

The utility has fitted units, contrasting worksurfaces with matching up-stands and Tenacity Engineered Stone Flooring. There is also plumbing for a washing machine, space for a dryer, a radiator and an internal door leading to the garage.



## Ground Floor W.C

1.64m x 0.94m (5'4" x 3'1")

Convenient W.C with a hand wash basin, vanity cupboard, radiator and Tenacity Engineered Stone Flooring



## Principal Bedroom

5.40m x 3.26m (17'8" x 10'8")

A generous principal bedroom with an en-suite, integrated wardrobes, carpet flooring, radiator and a double glazed front aspect bay window.



## Principal En-suite

1.47m x 2.23m (4'9" x 7'3")

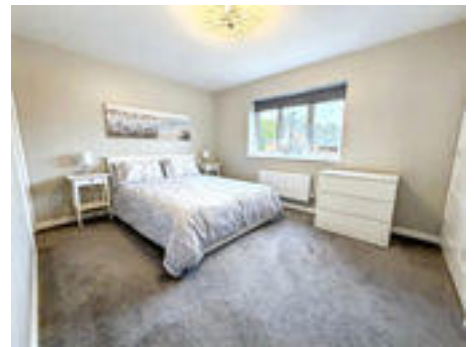
Upgraded en-suite benefiting from a walk-in shower, W.C and a hand wash basin with vanity cupboards. Laminate flooring, tiled walls, a heated towel rail and a double glazed window.



## Bedroom Two

3.73m x 4.19m (12'2" x 13'8")

Double bedroom with an en-suite, integrated wardrobes, carpet flooring, radiator and a double glazed front aspect window.



## Bedroom Two En-suite

1.79m x 2.15m (5'10" x 7'0")

Upgraded en-suite benefiting from a walk-in shower, W.C and a hand wash basin with vanity cupboards. Laminate flooring, tiled walls, a heated towel rail and a double glazed window.



## Bedroom Three

2.79m x 3.33m (9'1" x 10'11")

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



## Bedroom Four

2.96m x 3.16m (9'8" x 10'4")

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



## Bathroom

1.89m x 2.01m (6'2" x 6'7")

Stylish three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and WC. Laminate flooring, partly tiled walls, a radiator and a double glazed window.



## Garden Room

2.75m x 2.63m (9'0" x 8'7")

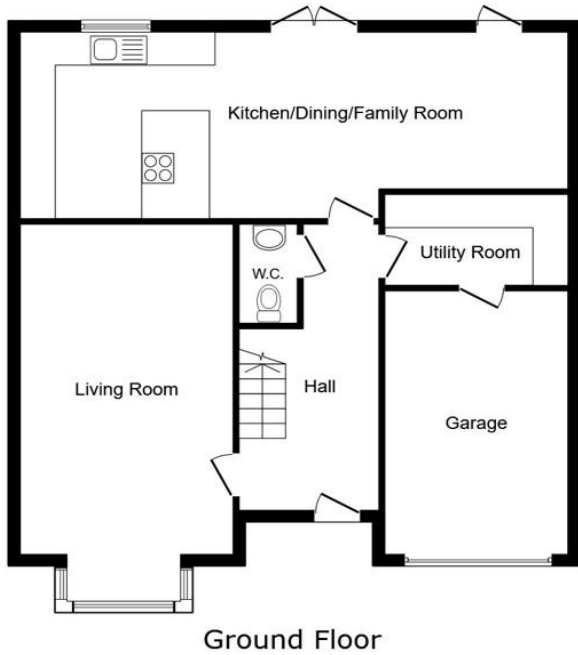
Double glazed garden room with tiled flooring and two sets of patio doors.



## External

Externally to the front is a multi car driveway leading to the garage and an open lawned area. To the rear lies a South/West facing garden laid to lawn with a patio area adjacent to the property, there is also the benefit of a garden room.





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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		92
(81-91) <b>B</b>	84	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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**TBC<http://www.norfolkpropertyauctions.com>**

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