



Brookdale, Thurcroft, SR3 2FF  
4 Bed - House - Detached  
O.I.R.O £315,000

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# Brookdale

## Thurcroft, SR3 2FF

Stunning Family Home \*\* Modern & Convenient \*\* Spacious & Versatile \*\* Upgraded & Enhanced \*\* Generous Garden & Ample Parking \*\* Good Road Links & Amenities \*\* Viewing Advised \*\*

The property has been upgraded and improved throughout and is beautifully arranged over two floors, offering spacious and well-balanced accommodation ideal for modern family living.

On entering, you are welcomed by a bright and inviting hallway, WC, utility room. The cosy living room offers the perfect space to relax, while the impressive open-plan kitchen, living and dining area forms the true heart of the home. Generously proportioned, it's ideal for keen cooks, family time and entertaining. The kitchen features a quality range of fitted units with complementary Silestone worktops and a selection of integrated appliances. French doors from the living and dining areas open directly onto the rear garden, creating a seamless indoor-outdoor flow.

To the first floor, there are four well-sized double bedrooms, including an excellent principal bedroom with a modern en-suite shower room. A stylish family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with a lawned garden to the front and a driveway providing ample off-street parking with access to the garage. To the rear, a larger-than-average enclosed lawned garden offers fantastic outdoor space, complemented by an extended paved patio area — perfect for summer alfresco dining.

Thurcroft is a popular residential area offering a great balance of everyday convenience and a quieter lifestyle, making it ideal for families, first-time buyers and commuters alike. The area benefits from local shops, schools and amenities close by, along with nearby green spaces, while excellent transport links provide easy access to the A19 and A1(M), as well as Sunderland city centre and surrounding areas.





















#### Location

Thurcroft is a well-established and popular residential area that offers a great mix of everyday convenience, green space and easy access to surrounding towns and cities – ideal for buyers looking for a quieter location without feeling cut off. The area benefits from a range of local amenities close by, including shops for daily essentials, schools and nurseries, takeaways, cafés and nearby supermarkets, as well as leisure facilities and open spaces perfect for dog walking and family time. For commuters, Thurcroft is well placed with strong transport links, offering straightforward road access to the A19 and A1(M), making travel across Tyne & Wear and beyond quick and practical. Sunderland city centre, neighbouring villages and coastal locations are all within easy reach, while public transport routes provide regular connections into Sunderland and surrounding areas, making it a convenient spot for both commuters and those wanting a well-connected place to call home.

#### GROUND FLOOR

##### Hallway

##### WC

##### Utility Room

Cleverly created by partitioning off the rear part of the garage.

##### Lounge

17'0 x 9'5 (5.18m x 2.87m)

##### Living Kitchen & Dining

26'10 x 12'1 (8.18m x 3.68m)

#### FIRST FLOOR

##### Bedroom

16'4 x 9'8 (4.98m x 2.95m)

##### En-Suite

##### Bedroom

12'11 x 13'5 (3.94m x 4.09m)

##### Bedroom

12'3 x 9'7 (3.73m x 2.92m)

##### Bedroom

9'3 x 9'0 (2.82m x 2.74m)

##### Bathroom

#### Agents Notes

Council Tax: Sunderland County Council, Band D - Approx. £2,093

Tenure: Freehold

EPC: B

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – being applied for NA

Rights & Easements – None known, check with seller

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



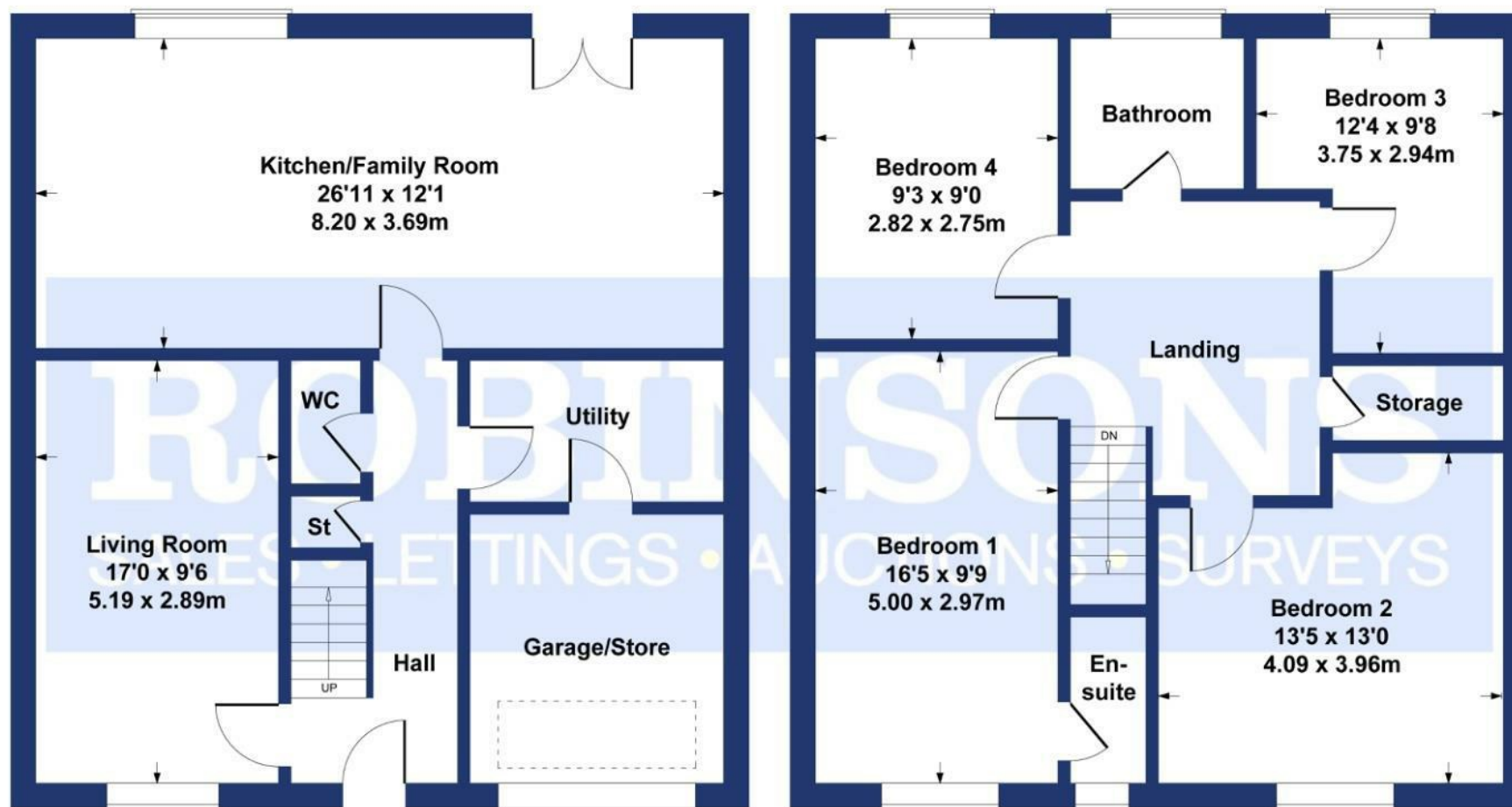




# Brookdale

Approximate Gross Internal Area  
1572 sq ft - 146 m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <b>B</b>	87	88
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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