



Sycamore Grove, Springwell, NE9 7SE
4 Bed - House - Detached
£365,000

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Sycamore Grove

Springwell, NE9 7SE

* NO CHAIN * RARELY AVAILABLE OPPORTUNITY * STUNNING RE-FITTED KITCHEN * BEAUTIFUL TREE-LINED CUL-DE-SAC *
TRADITIONALLY SOUGHT-AFTER LOCATION *

A rarely available opportunity on one of Springwell Village's most desirable tree-lined streets, this beautifully presented home on Sycamore Grove offers spacious accommodation in a peaceful and established setting. Offered with no onward chain, the property is ideal for a wide range of buyers seeking a quality home in a highly regarded location.

The floor plan comprises an entrance hallway, a large and inviting open-plan living and dining room, a conservatory, a gorgeous re-fitted kitchen, utility room and a downstairs WC. To the first floor there are four well-sized bedrooms and a family bathroom. Externally there is a driveway providing off-street parking leading garage and pleasant gardens to both the front and rear.

Sycamore Grove forms part of a highly desirable cul-de-sac within Springwell Village, a location known for its traditional charm, community feel and excellent convenience. The village offers local shops, a popular primary school and well-regarded pubs and restaurants. Excellent transport links via the A1(M) and A19 provide easy access to Gateshead, Newcastle, Sunderland and Durham, while nearby countryside and walking routes add to the appeal. This is a rare chance to secure a spacious family home in one of the village's most sought-after streets.









GROUND FLOOR

Porch

Hallway

Living Room

17'0" x 12'1" (5.2 x 3.7)

Dining Area

11'5" x 9'10" (3.5 x 3)

Conservatory

9'6" x 7'10" (2.9 x 2.4)

Kitchen

13'1" x 10'2" (4 x 3.1)

Utility Room

17'0" x 8'6" (5.2 x 2.6)

Downstairs WC

6'2" x 2'11" (1.9 x 0.9)

FIRST FLOOR

Landing

Bedroom

18'4" x 12'9" (5.6 x 3.9)

Bedroom

11'9" x 11'5" (3.6 x 3.5)

Bedroom

11'5" x 11'5" (3.5 x 3.5)

Bedroom

17'0" x 8'6" (5.2 x 2.6)

Bathroom

8'10" x 8'2" (2.7 x 2.5)

Agent's Notes

Council Tax: Sunderland, Band E - Approx. £2,558 p.a

Energy Rating: C

Property Construction – Standard

Number & Types of Rooms – 4 Bedrooms, 3 reception room, 2 kitchens and 1 bathroom.

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

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>

Selective licencing area – No



Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

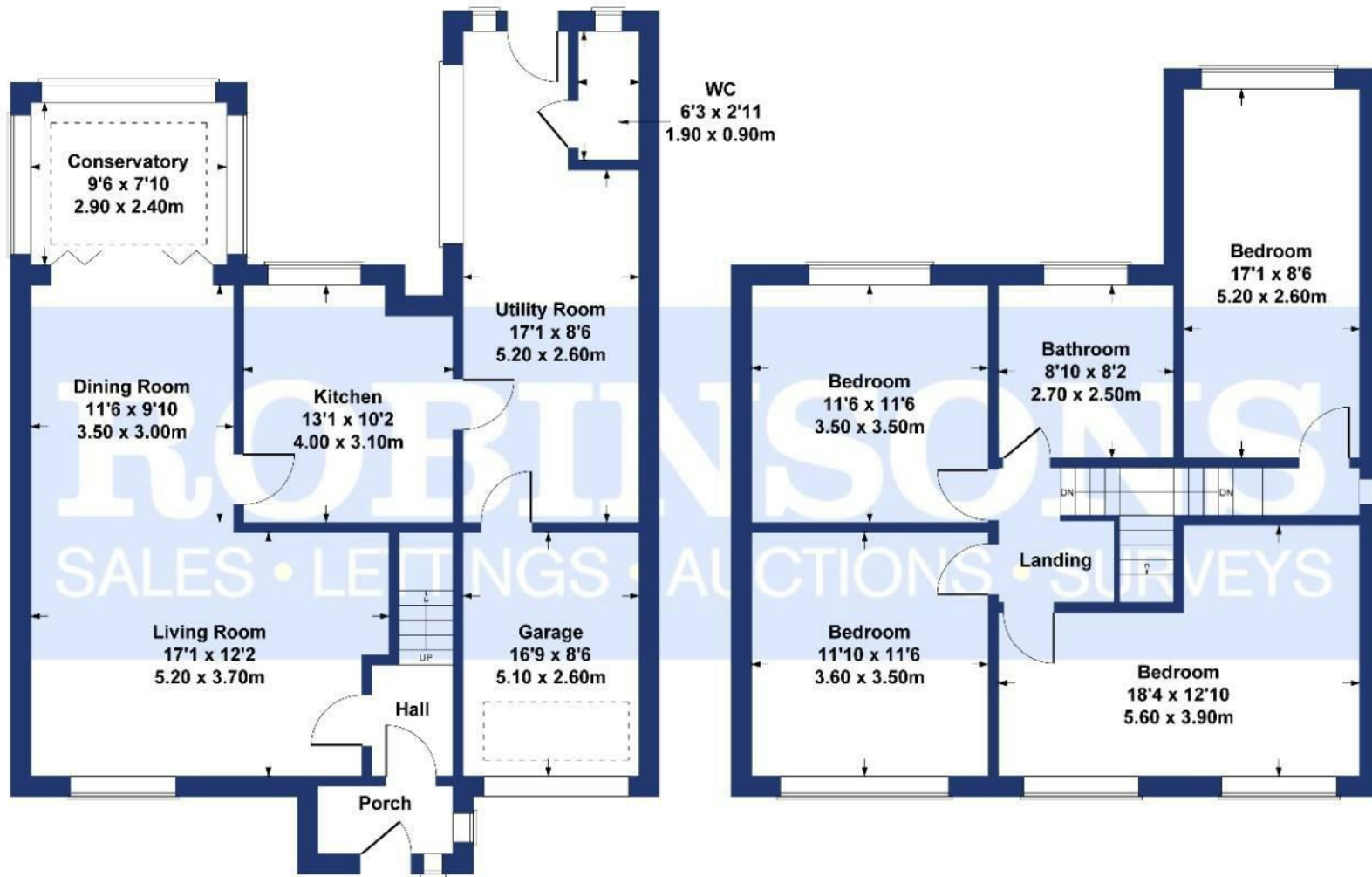
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

Sycamore Grove

Approximate Gross Internal Area
1690 sq ft - 157 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(39-60) C		
(22-38) D		
(9-21) E		
(2-8) F		
(1-1) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

69 77



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. 2025

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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