



Macmerry Close, Fulford Grande, SR5

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Macmerry Close, Fulford Grange,SR5

Offers In The Region Of £365,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 4 BEDROOM * DETACHED * LARGE CORNER PLOT * LARGE EXTENSION * HI-SPEC * COUNCIL TAX BAND D * EPC RATING B *

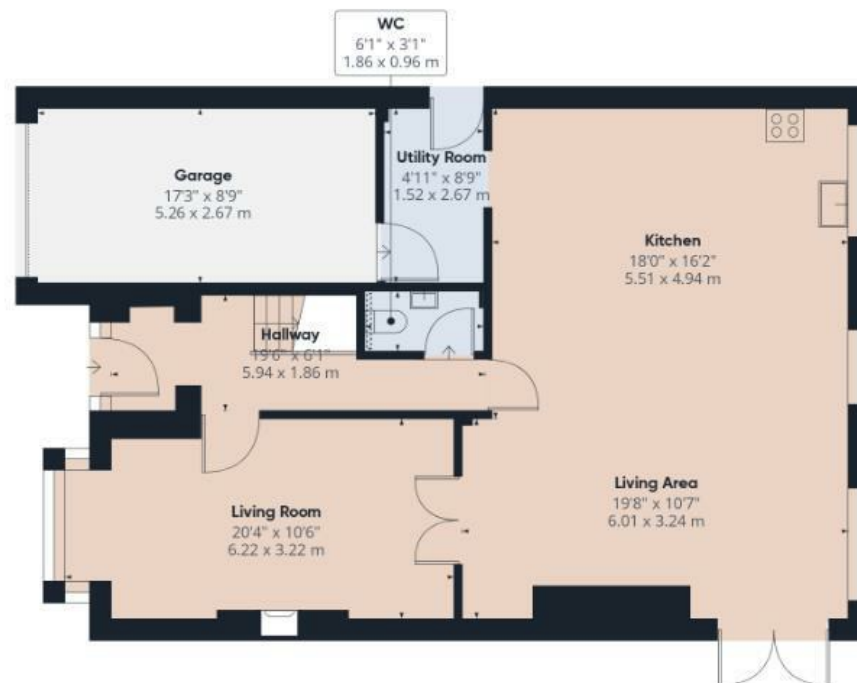
This stunning four-bedroom detached house is offered for sale in a sought-after residential area of Fulford Grange, Sunderland, ideally positioned for families seeking nearby schools and green spaces.

The property features a generous open-plan kitchen/living area forming the heart of the home. This space includes fully integrated appliances such as twin ovens, microwave, plate warmer, integral tall fridge and dishwasher, complemented by quartz worktops to the kitchen and island and warm under-unit lighting, with antico flooring throughout. A media wall with built-in living flame fire creates a focal point, while doors open directly to the rear garden. There is a separate living room with large windows and a defined dining area, providing a second versatile reception space.

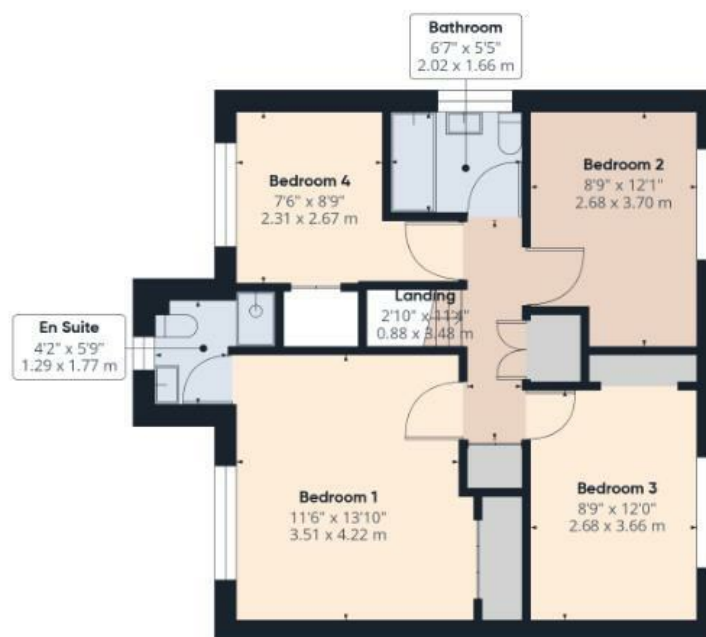
The ground floor also includes a useful utility room and a downstairs WC. Upstairs, the master bedroom benefits from an en-suite shower room and built-in wardrobes. Three further double bedrooms, one with built-in wardrobes, are served by a fully tiled main bathroom with bath and heated towel rail. The en-suite is also fully tiled and fitted with a shower and heated towel rail. The property has an EPC rating of B, with recently replaced windows, central heating boiler and cylinder.

Externally, the property benefits from a beautifully positioned sun-trap garden on a large corner plot, where you can enjoy the sun throughout the day, with raised patio, pergola, lighting and a defined BBQ area. An attractive front double driveway, single garage and front garden complete the accommodation.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1627 ft²

151.2 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

Hallway
19'5" x 6'1"

Dining Room
20'4" x 10'6"

Kitchen
18'0" x 16'2"

Living Area
19'8" x 10'7"

Utility Room
4'11" x 8'9"

WC
6'1" x 3'1"

Garage
17'3" x 8'9"

Landing
2'10" x 11'5"

Bedroom 1
11'6" x 13'10"

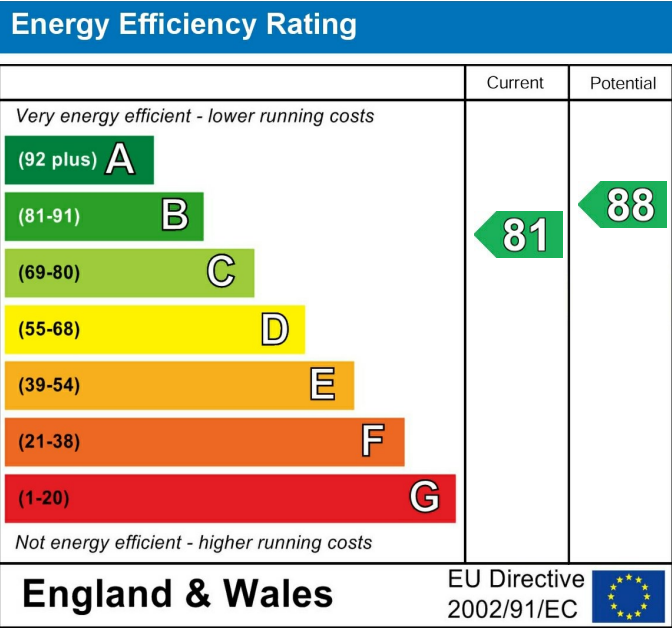
En-Suite
4'2" x 5'9"

Bedroom 2
8'9" x 12'1"

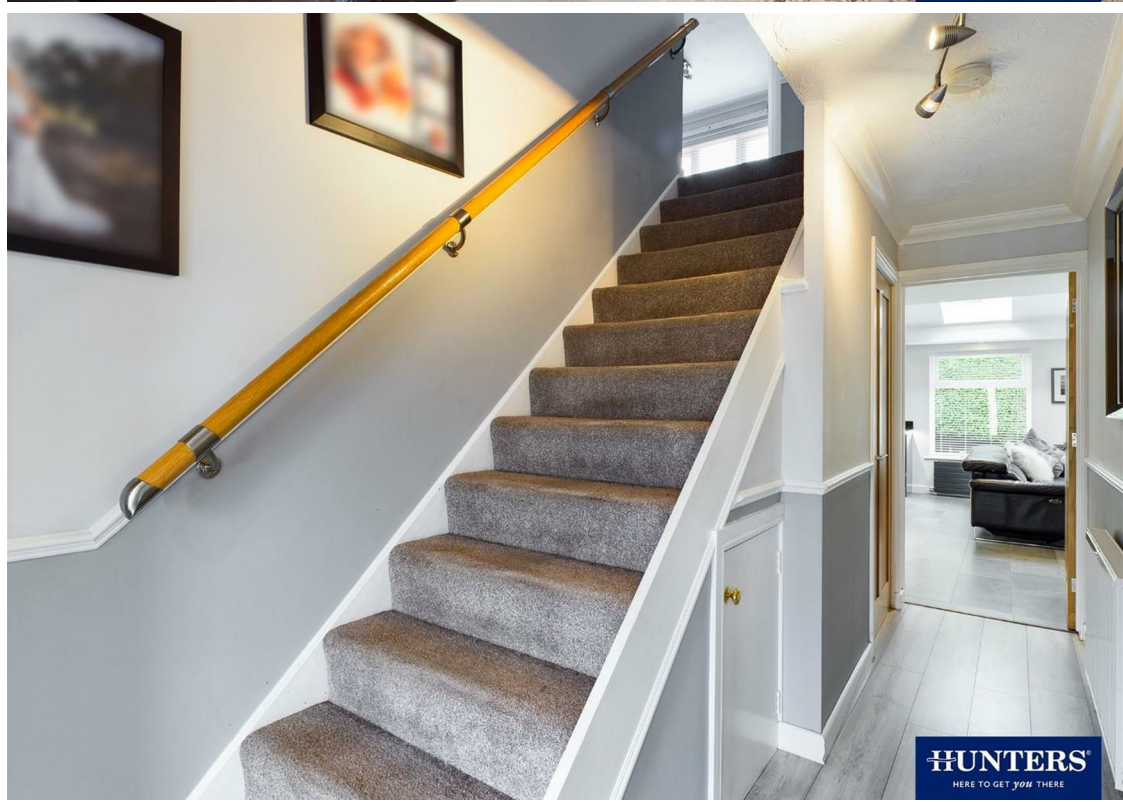
Bedroom 3
8'9" x 12'0"

Bedroom 4
7'6" x 8'9"

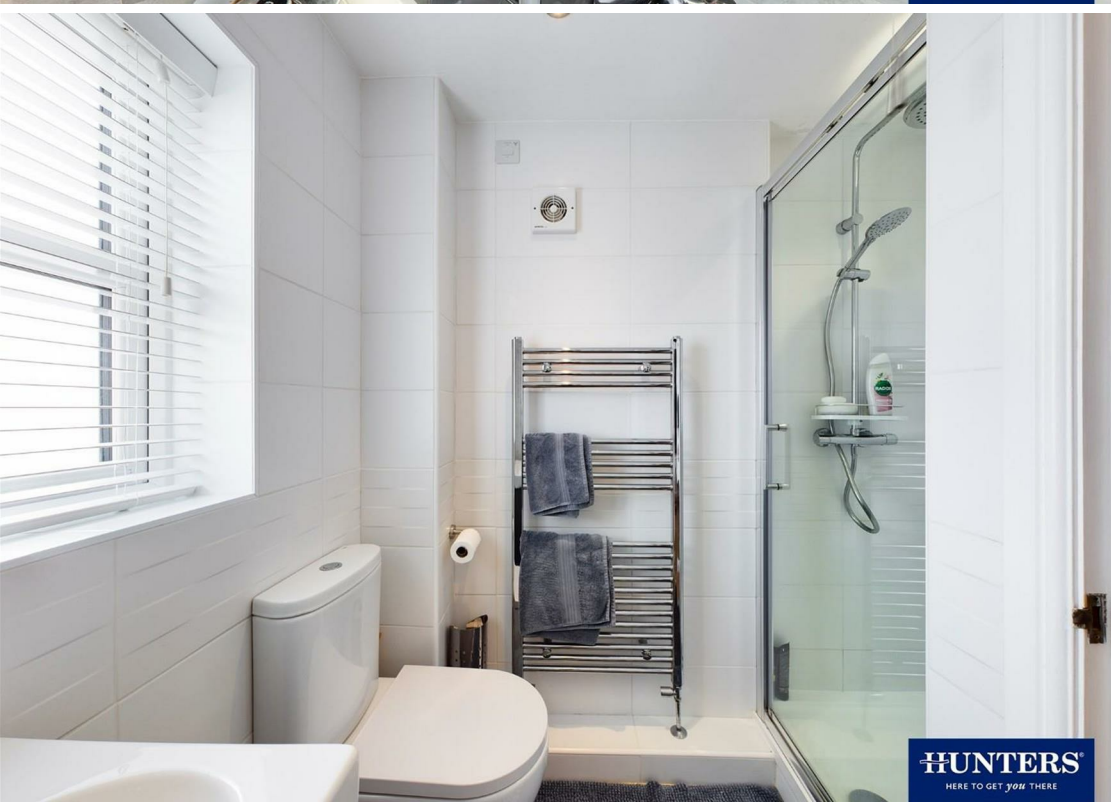
Bathroom
6'7" x 5'5"

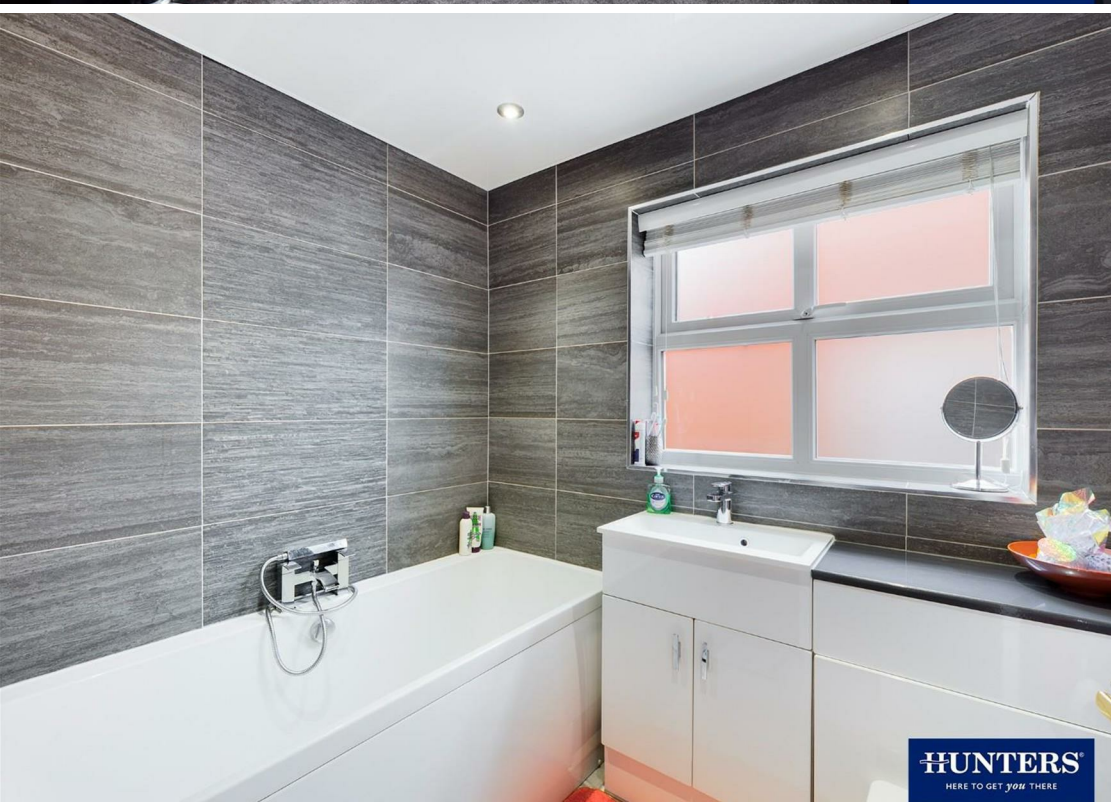


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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