



Burnham Grove, East Boldon, NE36

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Burnham Grove, East Boldon, NE36

Asking Price £700,000

An exceptional six-bedroom detached townhouse residence in the highly regarded village of East Boldon, offering beautifully appointed accommodation arranged across three floors. The property combines striking architectural features with a superb standard of finish, complemented by a wide block-paved driveway and single garage.

A stunning full-height entrance hall extends across all three floors, with floor-to-ceiling glazing alongside the staircase overlooking the upper landings. This impressive feature floods the hallway and surrounding spaces with natural light, creating a wonderful sense of scale and volume.

At the heart of the home is an outstanding open-plan kitchen, dining and living space, designed with modern family life and entertaining in mind. A large roof lantern enhances the feeling of space and light, while full-length dual-aspect bi-fold doors open onto a substantial paved terrace and level lawned garden.

The contemporary kitchen is a particular highlight, featuring elegant quartz worktops, an induction hob with concealed downdraft extractor and a high-end Neff appliance package, including double oven, microwave with warming drawer, dishwasher and fridge freezer. Large Carrara tiles extend throughout the ground floor, with a separate utility room featuring matching quartz surfaces.

The first floor offers a superb master bedroom with walk-in wardrobes and a luxurious en-suite featuring a freestanding bath, waterproof TV and in-ceiling speakers. A second double bedroom benefits from its own en-suite with walk-in shower, alongside a further beautifully appointed bathroom with elliptical freestanding bath and two additional double bedrooms.

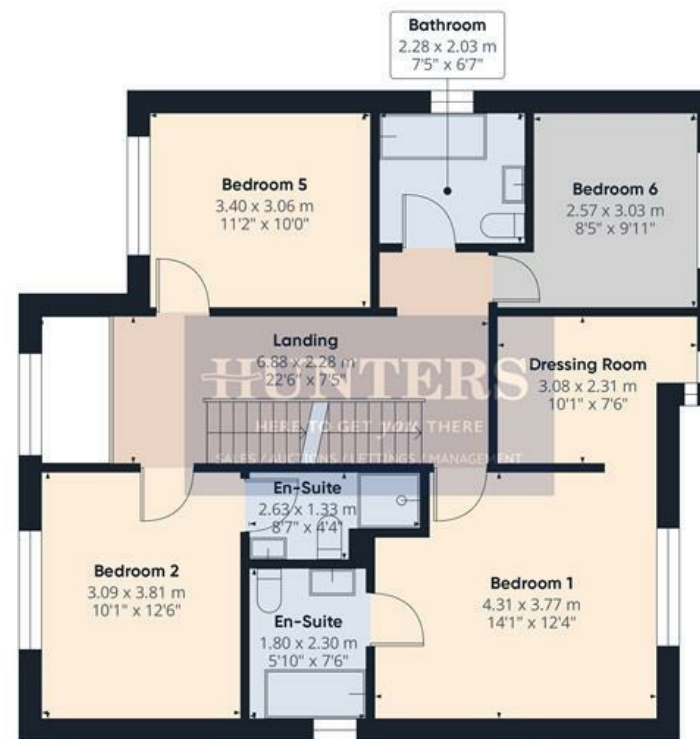
The second floor provides two further double bedrooms and an additional bathroom. Ethernet connections and individual thermostats to each floor further enhance comfort and convenience.

The property also benefits from an impressive EPC rating of B, reflecting its good energy efficiency and modern construction.

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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

224 m²

2410 ft²

Reduced headroom

10 m²

108 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Front Exterior

The front of the property is fully paved, providing ample space for multi-vehicle parking, and is enclosed by low brick walls. The house features a contemporary façade combining brick and white render, complemented by large windows and clean, modern architectural lines.

Hallway and Kitchen / Living Area

23'9" x 15'2"
This substantial home opens to an impressive hallway, featuring Carrara marble flooring and an oak staircase with solid oak wooden banisters and glass panels. The hallway leads through to the open-plan kitchen and living area, which is a striking, contemporary space. The kitchen is fitted with sleek, high-gloss cabinetry in a sophisticated monochrome palette, complemented by a large peninsula with an integrated induction hob and sink. A large lantern skylight and bi-folding doors flood the room with natural light and connect seamlessly to the rear garden. The living space is finished with white walls and creates a fresh and inviting atmosphere.

Kitchen / Living Area

23'9" x 15'2"
This impressive kitchen and living area features sleek white cabinetry with a large peninsula topped with white quartz worksurfaces . The space is illuminated by a large lantern skylight and bi-fold doors that open fully to the garden, blending indoor and outdoor living. The flooring is Carrara marbled tiled, and the room is equipped with high-end built-in appliances and a modern sink.

Dining Room

A stylish dining area adjacent to the kitchen, ideal for entertaining with a views over the garden through large windows. The walls are decorated with marble-style panels enhancing the elegant atmosphere.

En-Suite Bathroom

5'10" x 7'6"
The en-suite bathroom, attached to the master bedroom, is finished with neutral wall tiles and features a bathtub, waterproof TV and integrated in-ceiling speakers. A private and relaxing space, it combines comfort with a touch of luxury.

En-Suite 2

8'7" x 4'4"
A second en-suite bathroom with modern fixtures, including a stylish vanity unit, toilet, and shower cubicle, designed with clean lines and elegant finishes.

Bathroom 2

7'1" x 7'0"
The master bathroom features an elegant elliptical freestanding bath, complemented by contemporary tiling for a stylish and sophisticated finish.

Landing 2

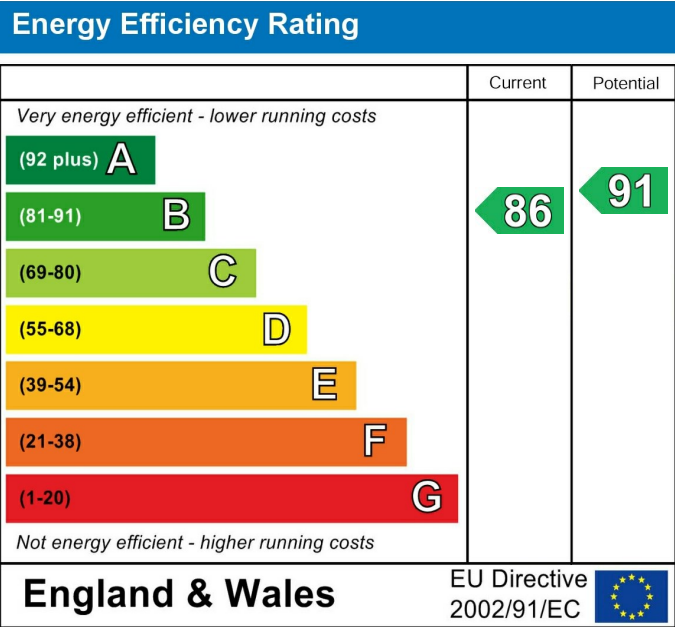
3'9" x 10'11"
The impressive second floor landing features full height windows providing light and access to the bedrooms and bathroom on this floor.

Bathroom (Top Floor)

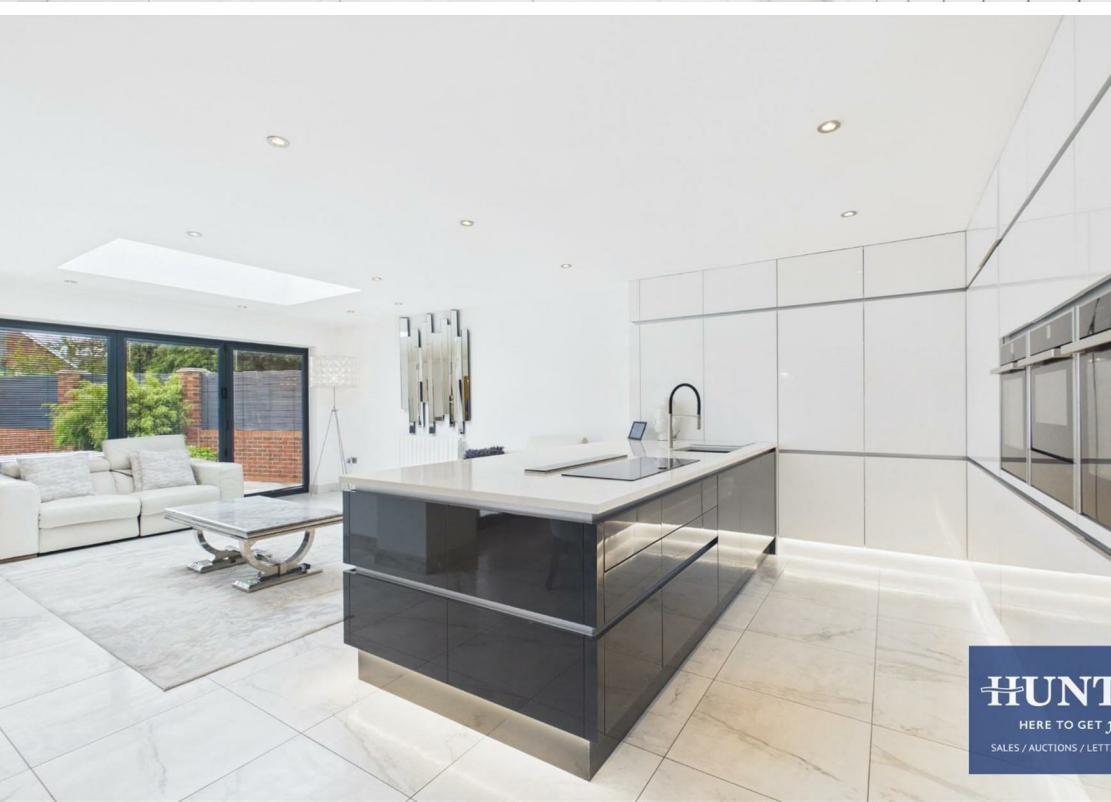
7'1" x 7'0"
The bathroom on the top floor is modern and stylish with light tiles, a bath and shower, WC, and basin, designed to serve the upper bedrooms with convenience and comfort.

Rear Garden

A large, enclosed garden with a well-maintained lawn, paved patio area, and some planted borders. It offers plenty of space for outdoor seating and entertaining in a private setting.



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.

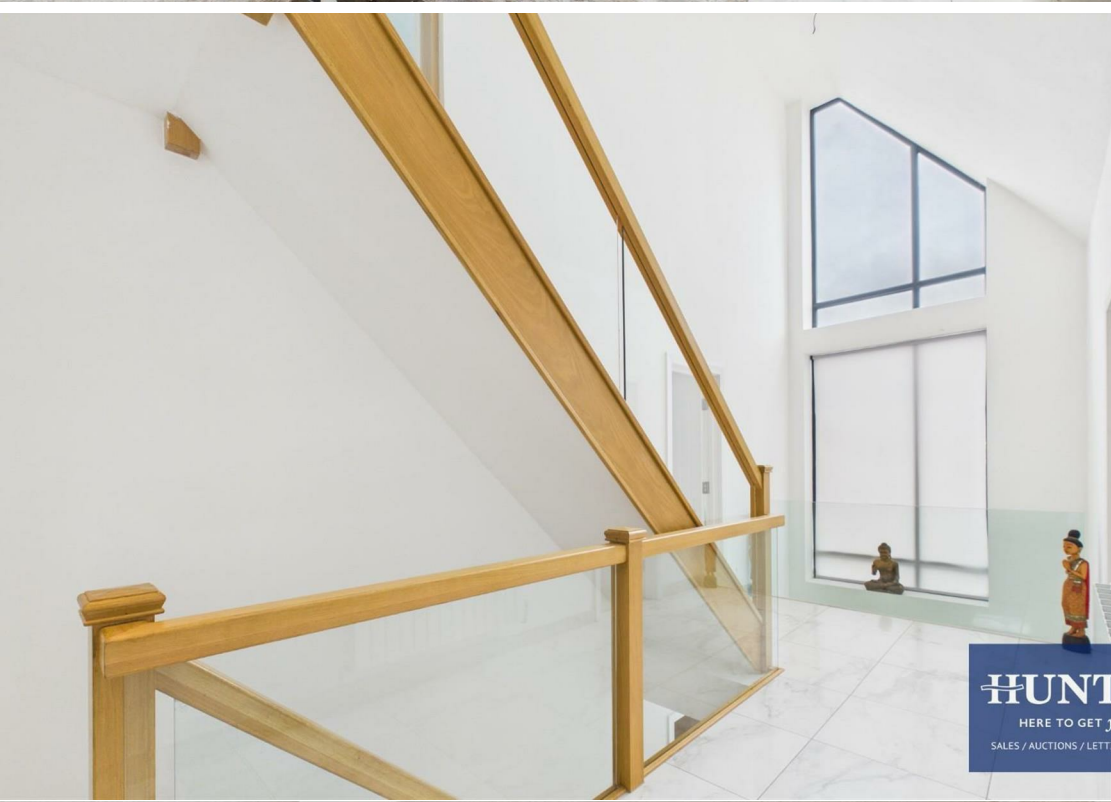




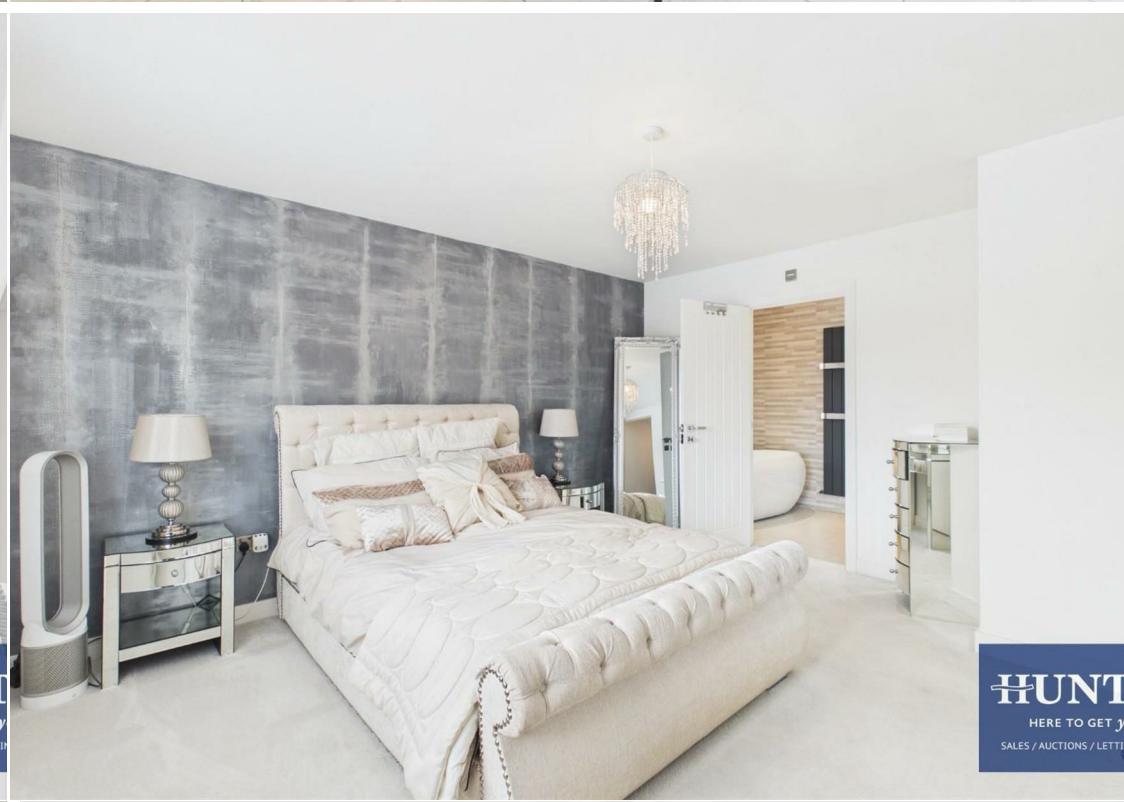
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