



Moorfield Gardens, Cleadon, SR6

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Moorfield Gardens, Cleadon, SR6

Offers In The Region Of £475,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * CLEADON * 4 BEDROOMS * DETACHED * FREEHOLD * EN-SUITE * COUNCIL TAX BAND E * EPC RATING C *

This very well presented four-bedroom detached house is offered for sale in a highly desirable residential area of Cleadon, Sunderland, close to the coastline and well-regarded local amenities. The property is well-suited to families and a wide range of buyers seeking access to green spaces, walking and cycling routes.

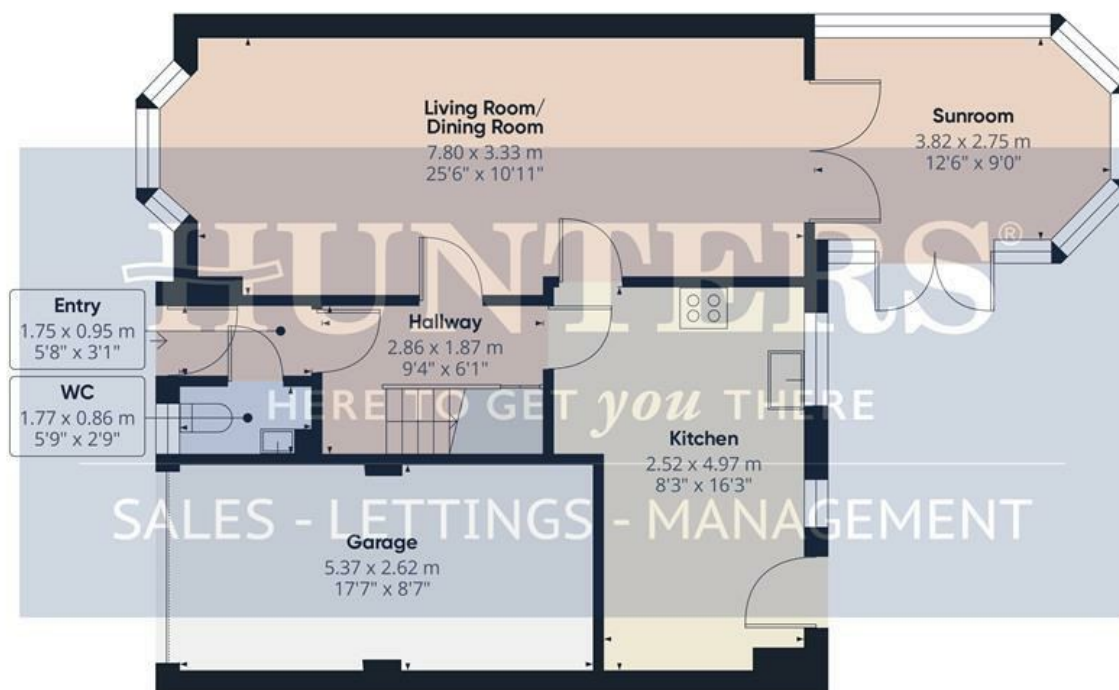
The ground floor features two reception rooms. The primary living/dining room benefits from large windows and a fireplace, providing a comfortable and versatile space for everyday living and entertaining. A separate sunroom, with tiled floor, large windows and direct access to the garden, offers an additional reception area ideal for relaxing or informal dining.

The modern kitchen enjoys excellent natural light, ample storage and direct access to the garden, making it practical for family life and outdoor dining. There is a partially paved garden to the rear, providing a low-maintenance outdoor area, complemented by a single garage and double driveway offering convenient parking.

Upstairs, the master bedroom includes built-in wardrobes and an en-suite shower room with heated towel rail and fully tiled finish. Two further double bedrooms also offer built-in wardrobes, while the fourth bedroom is a single room that can function well as an office. The main bathroom includes built-in storage, a bath and heated towel rail.

The location provides convenient access to nearby parks, coastal walks and established cycling routes. Local schools, shops and cafés in north Sunderland and along the seafront are within easy reach.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

123 m²

1325 ft²

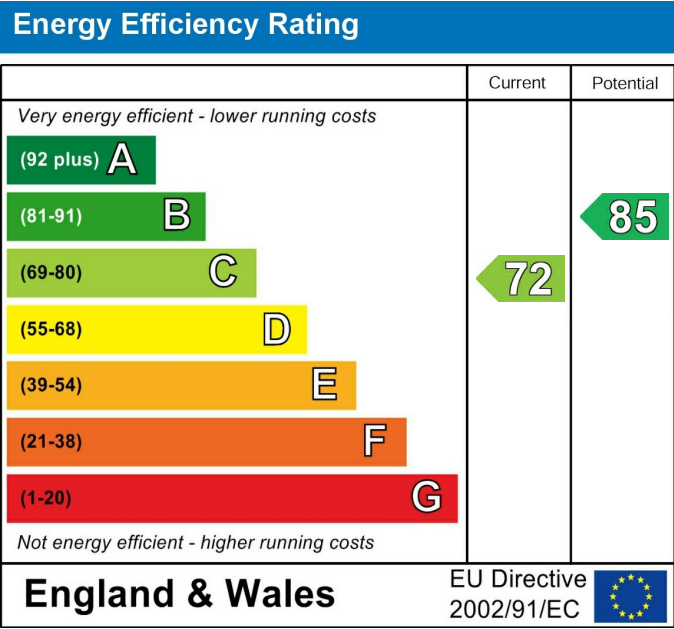
(1) Excluding balconies and terraces

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

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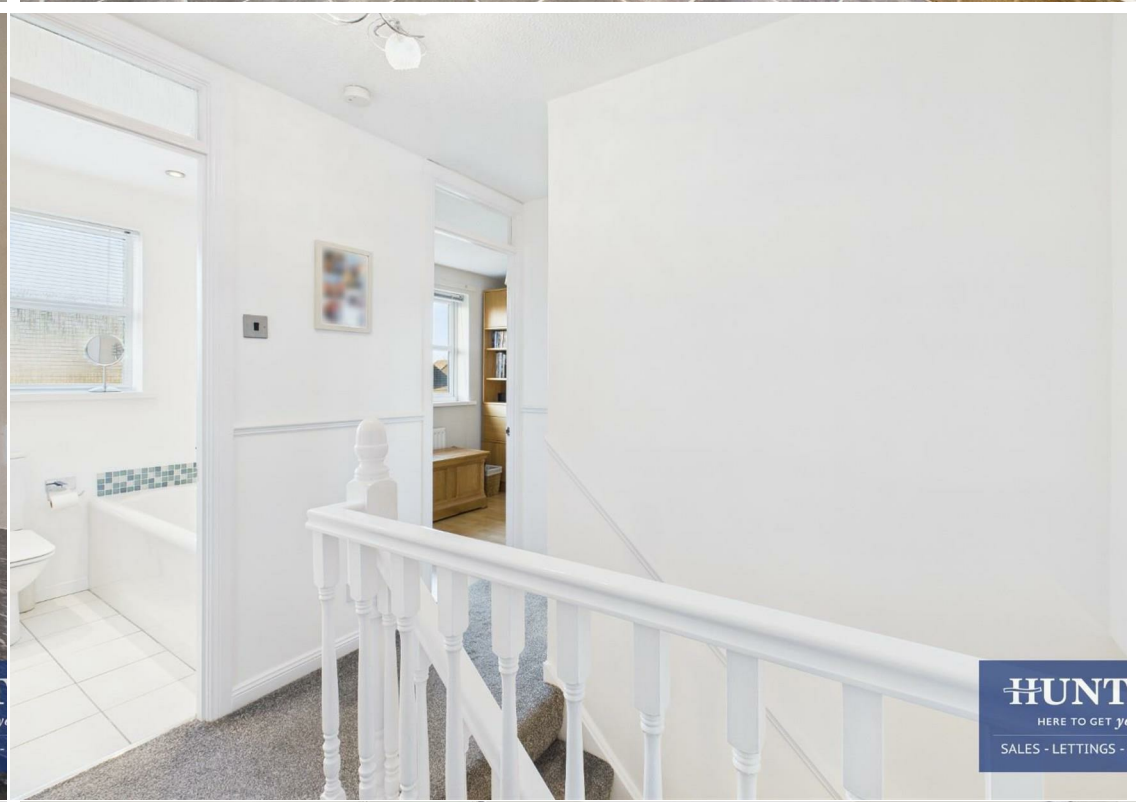


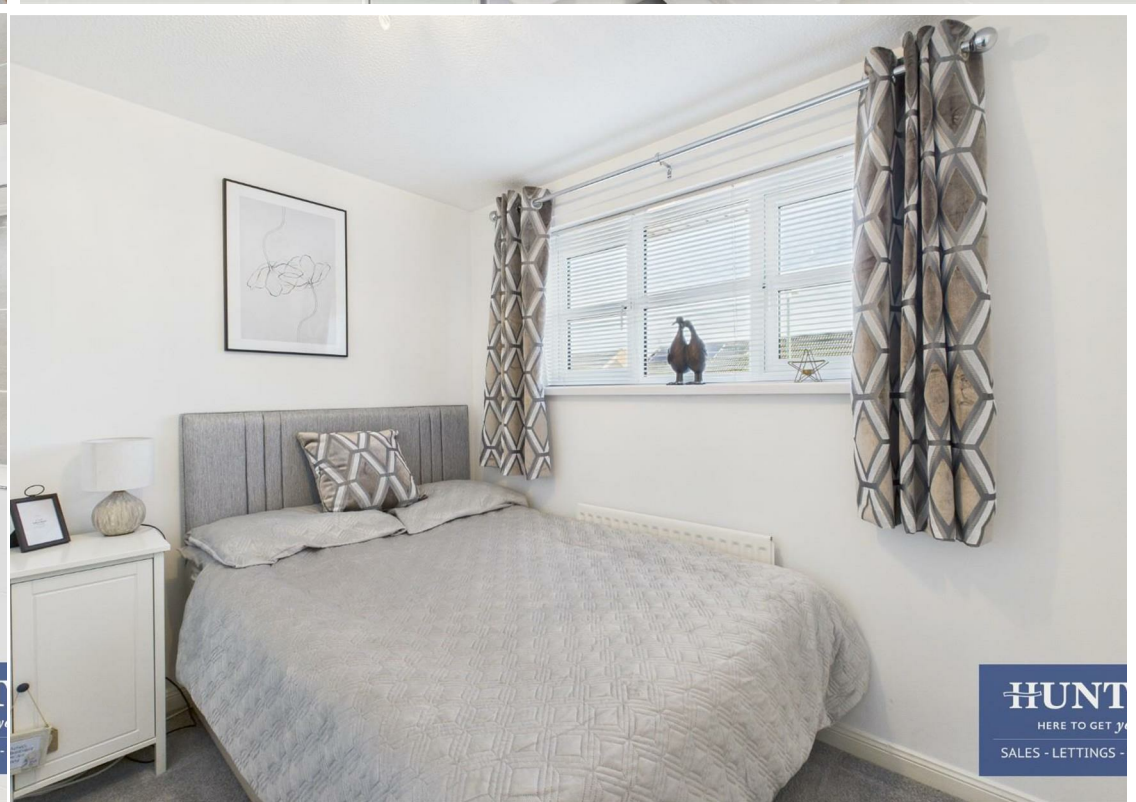
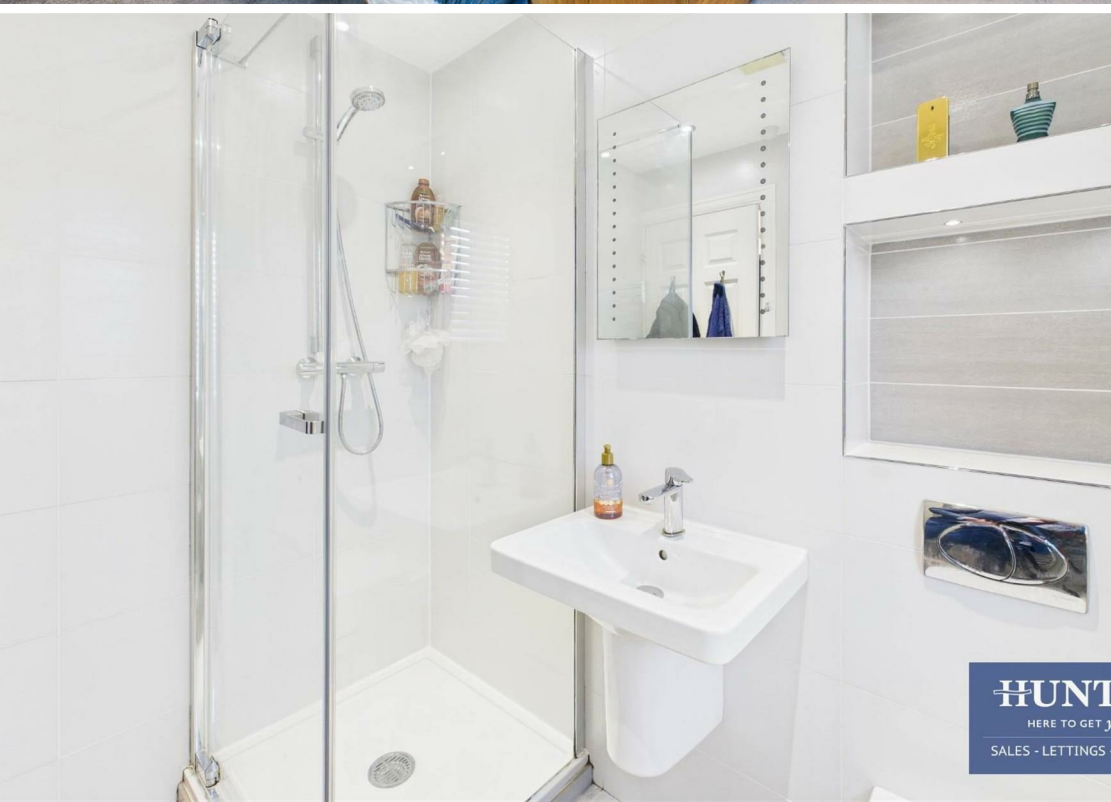
- Entry**
5'8" x 3'1"
- WC**
5'9" x 2'9"
- Hallway**
9'4" x 6'1"
- Living Room/ Dining Room**
25'7" x 10'11"
- Sunroom**
12'6" x 9'0"
- Kitchen**
8'3" x 16'3"
- Landing**
8'0" x 8'9"
- Bedroom 1**
12'6" x 11'4"
- En-Suite**
6'7" x 5'2"
- Bedroom 2**
8'6" x 10'4"
- Bedroom 3**
8'7" x 9'1"
- Bedroom 4/Office**
8'8" x 9'1"
- Bathroom**
5'6" x 6'10"
- Garage**
17'7" x 8'7"



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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