



Ryedale, South Bents, Sunderland, SR6

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Ryedale, South Bents, Sunderland, SR6

Asking Price £380,000

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * THREE BEDROOM DUTCH BUNGALOW * BEAUTIFULLY PRESENTED * DRIVEWAY * GARDEN * COUNCIL TAX BAND - D * EPC RATING - TBC *

Located in the desirable area of South Bents, this beautiful semi-detached Dutch-style bungalow. Spanning an impressive 1,760 square feet, this property boasts a wealth of features that are sure to captivate potential buyers.

Upon entering, you are greeted by a spacious entrance hall that leads to a welcoming living room, complete with a charming log burner, perfect for cosy evenings. The ground floor also includes a modern bathroom and a generously sized bedroom, providing ample space for relaxation. The heart of the home is undoubtedly the kitchen/diner, which is equipped with integrated appliances and flows seamlessly into a large conservatory area, ideal for entertaining or enjoying the garden views.

The first floor reveals two spacious bedrooms, one of which features a delightful walk-in dressing room. A beautifully designed Jack and Jill bathroom connects both rooms, adding a touch of luxury to this already impressive home.

Outside, the property is complemented by well-maintained gardens to the front and a west-facing rear garden, perfect for soaking up the sun. Additionally, there is a large driveway and garage, providing convenient off-street parking.

This bungalow also comes with planning permission for a side extension, offering the potential for further development. Plans can be viewed upon request.

Located just minutes from the beachfront and a variety of local amenities, this property is ideally situated for those seeking a vibrant coastal lifestyle. Early viewing is highly recommended to fully appreciate the charm and potential of this exceptional home.

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Floor 0

Approximate total area⁽¹⁾

1760 ft²

163.6 m²

Reduced headroom

19 ft²

1.8 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

Entrance
16'11" x 10'6"

Hallway
6'2" x 4'2"

Hallway
16'11" x 4'5"

Bedroom 3
11'9" x 10'10"

Living Room
14'10" x 11'3"

Bathroom
10'3" x 5'11"

Dining Room
15'6" x 11'9"

Kitchen
10'10" x 10'9"

Sunroom
16'9" x 10'1"

Landing
3'1" x 2'11"

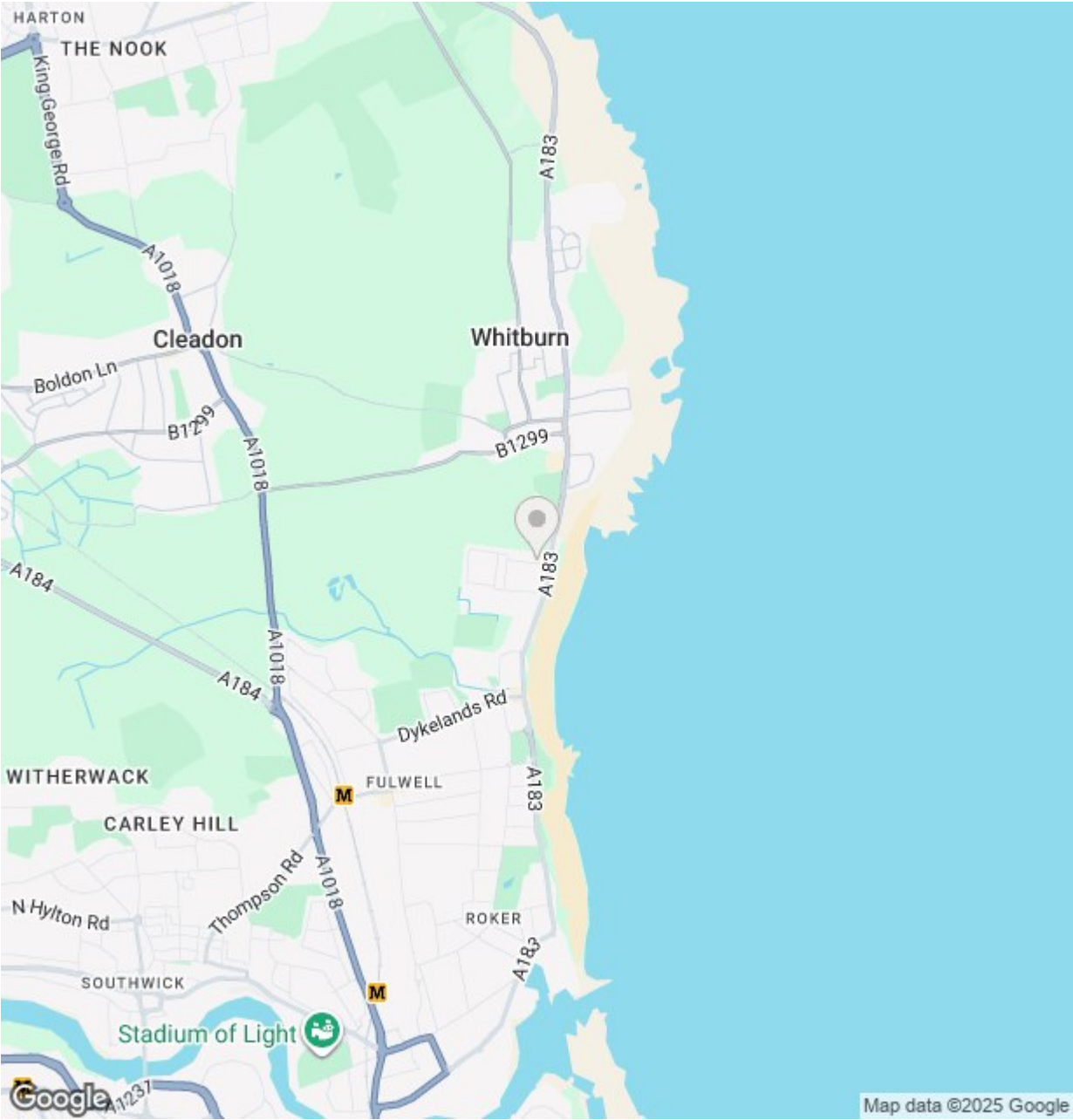
Bedroom 1
10'9" x 11'4"

Dressing Room
10'6" x 5'1"

Bathroom
6'8" x 5'0"

Bedroom 2
11'8" x 11'4"

Garage
17'0" x 9'4"



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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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