



**Newcastle Road, Fulwell, Sunderland, Tyne & Wear, SR5 1JL**

**Offers In The Region Of £349,950**



# Newcastle Road, Fulwell, Sunderland, Tyne & Wear, SR5 1JL



Please view virtual tour and floorplan \* Stunning semi-detached home \* Four bedroom \* En-Suite \* Driveway \* Garden \* No onward chain \* Council Tax Band - B \* EPC Rating - D \*

Nestled on Newcastle Road in Sunderland, this exquisite semi-detached home has been fully renovated to an exceptional standard, offering a perfect blend of modern living & classic charm.

With four spacious bedrooms including a convenient ground floor bedroom/granny flat with a fully tiled en-suite, this property is ideal for families or those seeking extra space.

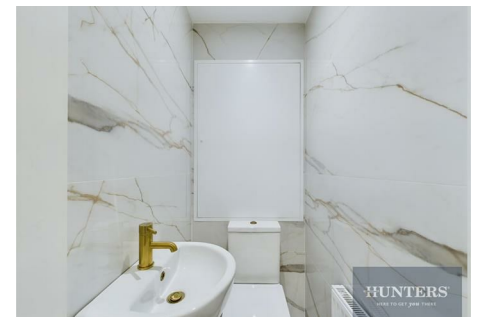
On entering this stunning property, you are greeted by a spacious & light filled hallway adorned with a luxurious flooring and border detailing which flows seamlessly into the living area and kitchen. The heart of this home is undoubtedly the remarkable bespoke custom kitchen which boasts integrated appliances, custom Italian vintage mirrored back splashes & a feature bar with wine fridge. The impressive island with integrated induction hob provides ample space for cooking & entertaining, making it a true showstopper.

The light filled living area is enhanced by bifold doors opening directly onto the garden, creating a bright & airy atmosphere. Leading from the main reception, there is a separate versatile bonus room with its own French Doors to the garden perfect as a playroom/ home office, spare bedroom or additional lounge space. The ground floor also features a separate WC & a utility room for added convenience.

Upstairs, you will find three further beautifully appointed bedrooms & a stylish new fully tiled bathroom, ensuring comfort for all. The outdoor space is equally impressive, with a well-maintained garden including both lawned & paved areas.

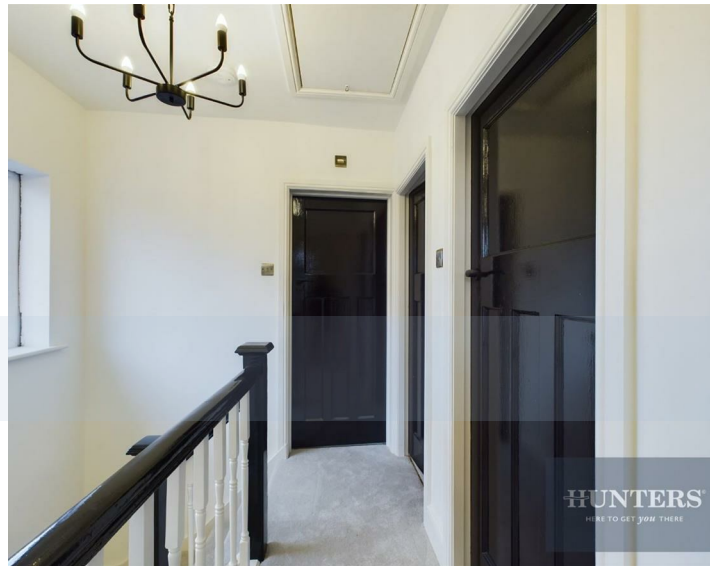
Parking is a breeze with a large driveway accommodating at least two vehicles. This property is situated in an excellent location, close to metro & transport links, the coast, renowned schools, & a wealth of amenities.

This home truly offers a remarkable opportunity & is a must see !





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Hallway  
7'4" x 6'11"

Hallway  
13'9" x 5'11"

WC  
3'5" x 2'10"

Bedroom 2  
11'6" x 11'5"

Bathroom  
8'0" x 6'11"

Entry  
3'6" x 6'6"

Living/Dining Room  
11'6" x 17'3"

Utility  
7'2" x 6'7"

Bedroom 3  
8'2" x 7'0"

Bedroom 4 with Ensuite  
6'6" x 9'7"

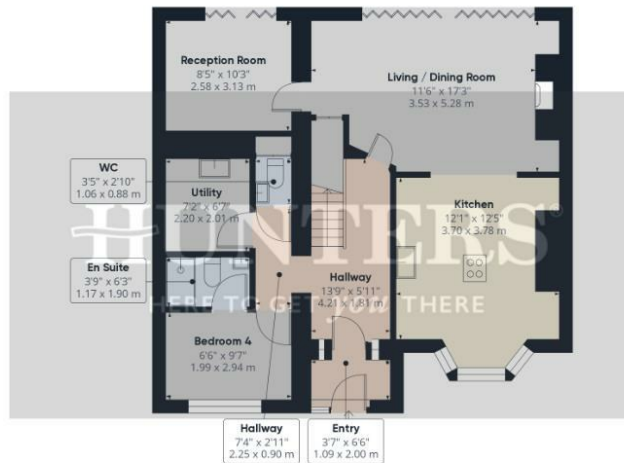
Kitchen  
12'1" x 12'3"

Reception Room  
8'5" x 10'3"

Bedroom 1  
14'9" x 11'8"

Landing  
7'0" x 2'11"

En-suite  
3'10" x 6'2"



Ground Floor



Floor 1

### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**HUNTERS**  
HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>  
1146.79 ft<sup>2</sup>  
106.54 m<sup>2</sup>

(1) Excluding balconies and terraces

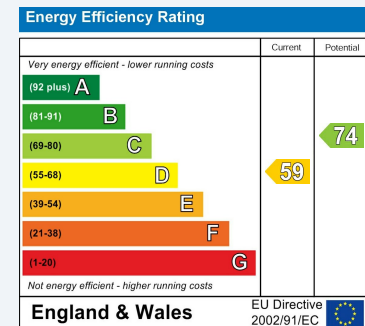
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.