



Corning Road, Alexandra Park, SR4



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### Asking Price £265,000

Nestled in the desirable area of Alexandra Park, Sunderland, this charming detached house on Corning Road offers a perfect blend of modern living and comfort. Built between 2010 and 2019, the property boasts a generous 1,016 square feet of well-designed space, making it an ideal family home.

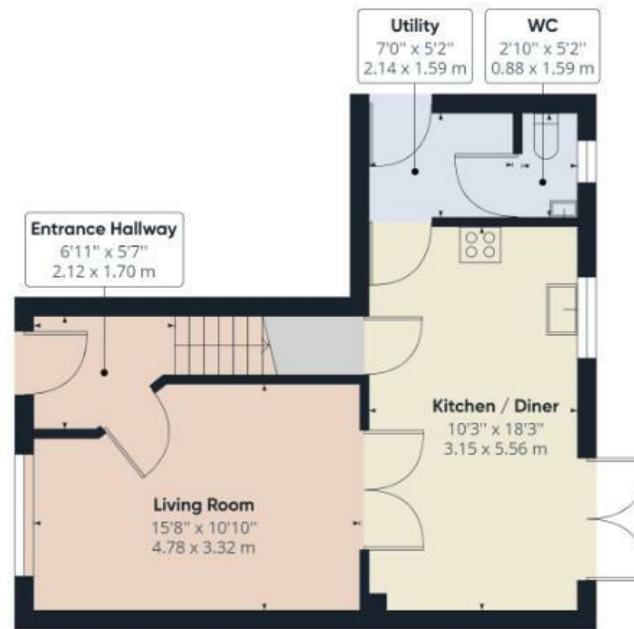
Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and spacious, ensuring that every member of the household can find their own space to relax. The house features four well-proportioned bedrooms, providing ample accommodation for families or those who enjoy having extra space for guests or a home office.

The property includes two modern bathrooms, designed with both style and functionality in mind, catering to the needs of a busy household. The contemporary design and quality finishes throughout the home create a welcoming atmosphere that is sure to impress.

For those with vehicles, the property offers parking for two vehicles, along with the added benefit of an electric vehicle charging point, making it an excellent choice for eco-conscious buyers.

With its prime location in Sunderland, this home is conveniently situated near local amenities, schools, and parks, making it an ideal choice for families and professionals alike. This delightful property on Corning Road is not just a house; it is a place where memories can be made and cherished for years to come.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788  
sunderland@hunters.com | www.hunters.com

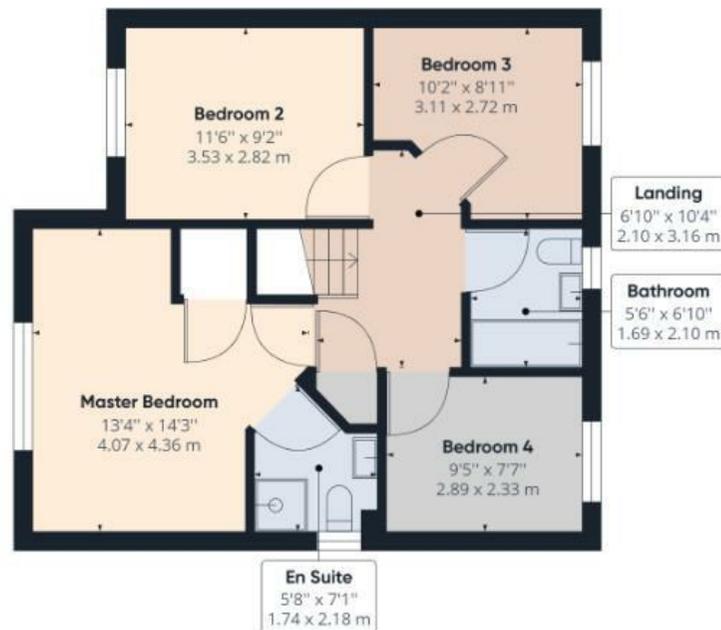


**Ground Floor** Building 1

**Approximate total area<sup>(1)</sup>**

1016.83 ft<sup>2</sup>

94.47 m<sup>2</sup>



**Floor 1** Building 1

(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.

### Entrance Hallway

6'11" x 5'7"

This welcoming entrance hallway offers an inviting start with neutral tones and a striking decorative mirror that enhances the natural light. A soft grey carpet leads upwards, complementing the light wood-style flooring below, creating a smooth transition between floors.

### Living Room

15'8" x 10'10"

The living room is a comfortable and spacious area, flooded with natural light from a large window at the front. It features light wood flooring and neutral walls, providing a versatile canvas for a variety of furnishing styles. A wall-mounted TV is positioned for easy viewing, making this a perfect spot for relaxing or entertaining.

### Kitchen / Diner

10'3" x 18'3"

The kitchen and dining area is a bright and modern space with a practical layout. It benefits from large sliding doors that open out onto the rear garden, allowing natural light to fill the room and providing easy garden access. The kitchen is fitted with white cabinetry and dark work surfaces, complemented by integrated appliances and a central island that doubles as a breakfast bar. This space is ideal for both cooking and casual dining.

### Utility

7'0" x 5'2"

The utility room is a practical area equipped with plumbing and space for a washing machine and dryer. It has a clean, minimal design with light flooring and white walls, and a door that connects to the kitchen, making household chores easy to manage.

### WC

2'10" x 5'2"

The ground floor WC is a compact, well-lit room featuring a small window, a modern sink, and a toilet. It is decorated in a simple style with a bold patterned wallpaper adding character to the space.

### Bedroom 2

11'6" x 9'2"

Bedroom 2 is a bright and airy double room featuring a large window that lets in plenty of natural light. Its neutral decor provides a calm and restful atmosphere, making it an inviting space to relax.

### Master Bedroom

13'4" x 14'3"

The master bedroom is a spacious and elegant room with soft, neutral tones and a large window overlooking the front of the property. It features a plush, upholstered bed and bedside tables, creating a luxurious and restful retreat. An en suite bathroom is accessible from this room, adding convenience and privacy.

### Bedroom 3

10'2" x 8'11"

Bedroom 3 is a cosy room with a large window that provides natural light. The neutral colour scheme offers a peaceful environment that would be suitable for guests or children.

### Bedroom 4

9'5" x 7'7"

Bedroom 4 is a smaller room with a window allowing daylight to brighten the space. Its neutral decor makes it adaptable to various uses, including as a child's bedroom or a study space.

### En Suite

5'8" x 7'1"

The en suite bathroom attached to the master bedroom is fitted with a modern shower, a toilet, and a wash

basin. The elegant tiling and white fixtures create a clean and contemporary feel.

### Bathroom

5'6" x 6'10"

The family bathroom features a white suite comprising a bath, wash basin, and toilet. It is finished with neutral tiling and has a window that brings in natural light, completing this practical and comfortable space.

### Rear Garden

The rear garden is a neatly maintained outdoor space with a patio area ideal for seating and dining, surrounded by a well-kept lawn enclosed by wooden fencing. This private garden provides a pleasant area for outdoor activities and relaxation.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** 

These particulars are intended to provide a general 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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