



All Saints Court, Roker, Sunderland, SR6

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SALES - LETTINGS - MANAGEMENT



# All Saints Court, Roker, Sunderland, SR6

Rent £2,700 Per Month, Deposit £2,700

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* TO LET \* 5 BEDROOM \* DETACHED \* DRIVEWAY \* GARAGE \*

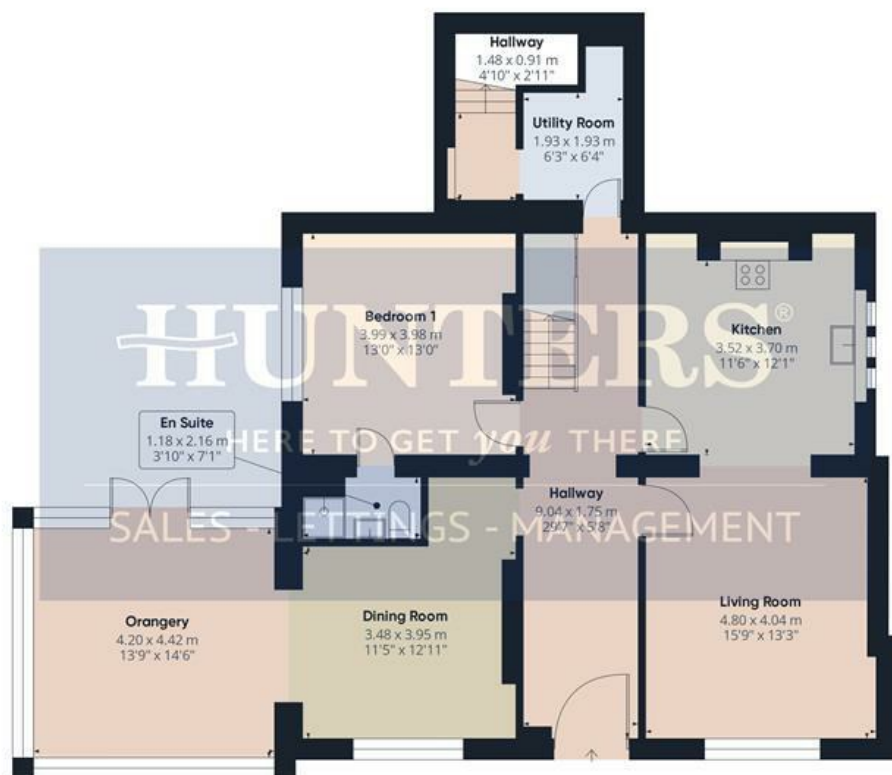
This stunning detached 5-bedroom house is available to let in a sought-after area of Sunderland, offering well-presented accommodation suitable for families.

The ground floor includes an open-plan kitchen with ample natural light, tiled floors, generous storage, a breakfast area and a high-end range cooker. The kitchen links directly to the main living room, which enjoys views over the front garden. There is a separate dining room with wood flooring and large windows overlooking the garden, as well as an orangery with garden access and further garden views. A ground floor double bedroom with en-suite shower room provides flexible accommodation.

Upstairs, the master bedroom benefits from its own en-suite shower room. Three further double bedrooms include a large double currently used as a dressing room, featuring a fireplace. The main bathroom is tastefully decorated and offers a free-standing bath and separate shower cubicle. A feature fireplace elsewhere in the property adds character. Outside, there is a garden and a single garage.

All Saints Court is well placed for local amenities, with shops, cafés and services in nearby areas such as Roker and Sunderland city centre. Families have access to a range of nearby schools within Sunderland.

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

212.3 m<sup>2</sup>

2286 ft<sup>2</sup>

(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.

### **Hallway**

29'7" x 5'8"

The elegant hallway welcomes you with a crisp, bright ambience highlighted by classic white walls and intricate archways. It features tasteful decor including a large ornate mirror above a traditional console table, alongside decorative lamps that enhance the inviting atmosphere. This space also offers a view of the staircase rising gracefully to the upper floor, where period details and clean white tones continue.

### **Kitchen**

11'6" x 12'1"

A beautifully designed kitchen that balances traditional charm with modern convenience. Cream cabinetry with elegant panelled doors surrounds a large Aga cooker and offers ample storage space, complemented by a spacious work surface and a farmhouse sink beneath a set of mullioned windows that flood the room with natural light. The cream tiled floor and tasteful splashback tiles add a subtle warmth to the room. This kitchen opens through to the dining area, creating a welcoming space for family meals and entertaining.

### **Dining Room**

11'5" x 12'11"

Set adjacent to the kitchen, the dining room is a bright and charming space with large windows that fill the room with natural light. The high ceiling and light decor create an airy atmosphere, perfect for family dinners or entertaining guests. It flows effortlessly into the sunroom, which features expansive windows and a glass roof, providing a lovely view of the garden and plenty of sunshine throughout the day. The sunroom offers a comfortable seating area to relax and enjoy the outdoors from inside.

### **Living Room**

15'9" x 13'3"

The living room is a spacious and inviting area featuring large windows that allow natural light to brighten the room. Elegant ceiling cornices and a central chandelier add a touch of sophistication, while the classic marble fireplace serves as a focal point for the space. Soft furnishings and a neutral palette create a cosy yet refined environment ideal for relaxing or entertaining.

### **Bedroom 1**

13'0" x 13'0"

This generously sized bedroom benefits from high ceilings and natural light filtered through a large window. The soft colour scheme and delicate chandeliers give the room a light, airy feel. An elegant brass bed frame adds a classic touch, complemented by the subtle patterned wallpaper which enhances the room's warmth and character.

### **Bedroom 2**

11'6" x 13'0"

Bedroom 2 is a comfortable and bright space with soft carpeting and classic features such as a decorative fireplace and a chandelier. The room incorporates fitted wardrobes and is enhanced by natural light from the window, creating a warm and inviting atmosphere. An en-suite shower room with elegant tiling and fittings adds privacy and convenience.

### **Bedroom 3**

15'8" x 11'0"

This bedroom offers a stylish, neutral retreat with plush carpeting and soft grey walls. The room is well-lit by a window overlooking the outdoors and features simple, contemporary furnishings for a restful environment.

### **Bedroom 4**

13'3" x 13'4"

Bedroom 4 is a spacious and bright room featuring a large window that fills the room with natural light. The high ceiling enhances the airy feel, and the room offers plenty of space for personalised furnishings.

### **Bedroom 5**

13'0" x 12'2"

Bedroom 5 is another generously sized bedroom with ample space and natural light from a sizeable window. The room benefits from high ceilings and can accommodate a variety of furniture layouts.

### **Bathroom**

11'10" x 7'11"

The bathroom is a classic and spacious room featuring a white suite with a traditional freestanding bath and a separate shower cubicle. The high ceilings and upper window bring in natural light, while the elegant black and white damask-patterned wallpaper adds a sophisticated touch to the space.

### **Landing**

10'2" x 6'5"

A bright and welcoming landing area with neutral tones and soft carpeting. This space connects the upper floor bedrooms and bathrooms, maintaining the house's light and airy feel.

### **Utility Room**

6'3" x 6'4"

The utility room is a practical space with tiled flooring and features a door providing external access. It offers space for laundry appliances and storage, conveniently located adjacent to the kitchen area.

### **Annex**

6'11" x 10'2"

The annex is a compact room located on the upper floor, suitable for a versatile range of uses such as a home office or a guest room. It is accessed by stairs and offers a quiet private space.

### **Garage**

8'10" x 16'4"

The garage is a detached single-car garage with ample internal space, providing good storage and parking facilities.

### **Front Exterior**

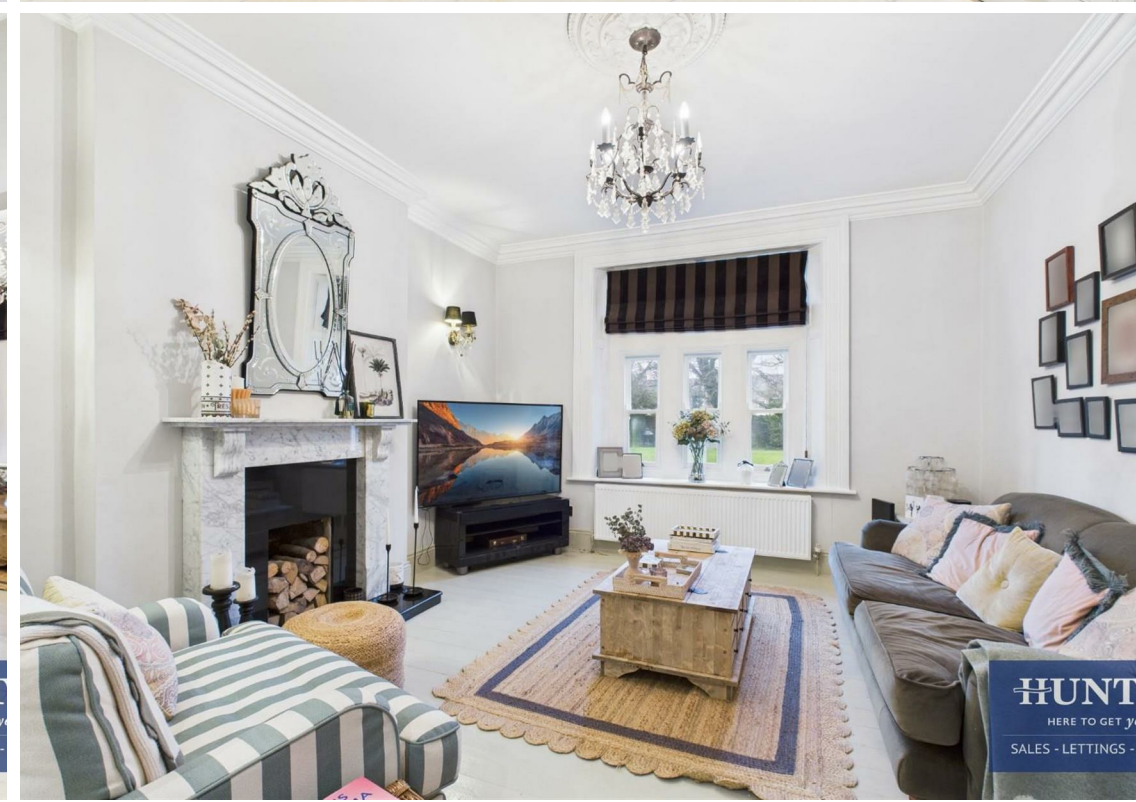
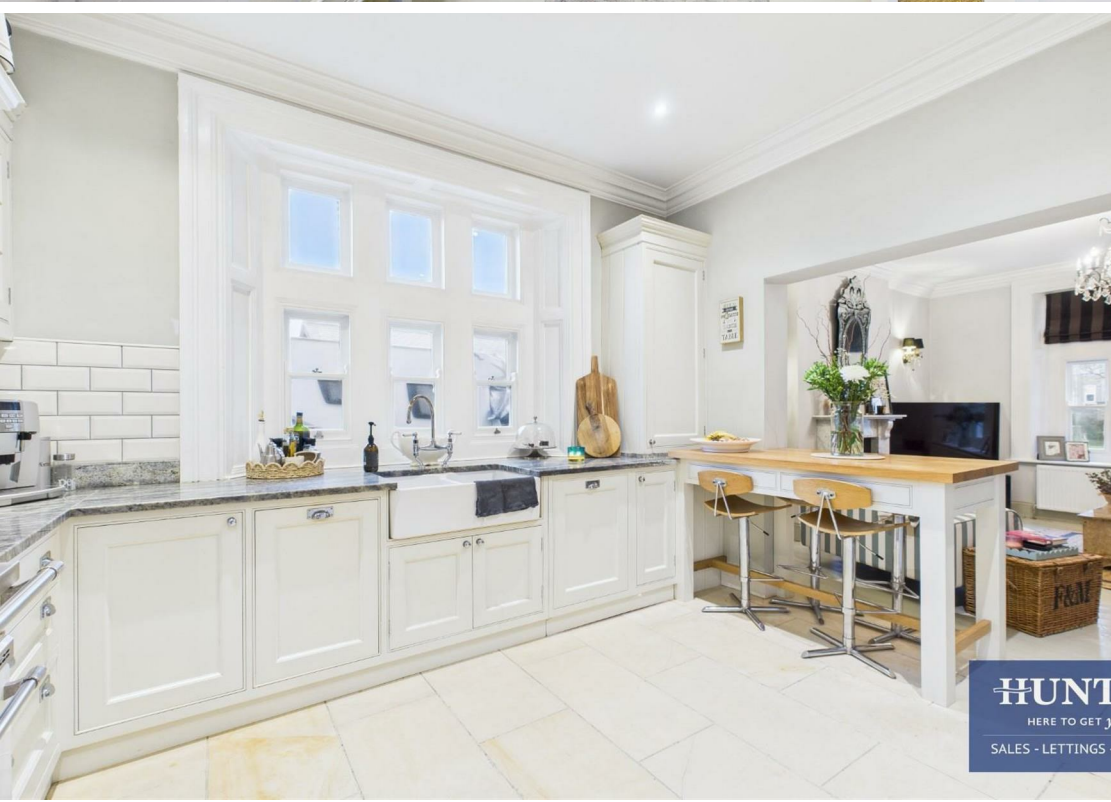
The spacious gravel driveway leads up to the property, offering plenty of parking space. The area is bordered by a neatly maintained lawn and mature trees, contributing to the property's impressive kerb appeal.

### **Orangery**

13'9" x 14'6"

The large orangery is a bright, airy conservatory living room with a glass roof with large sage-green framed windows that look out onto the garden. The space is arranged as a cozy sitting area with neutral-toned sofas around a central coffee table. Perfect for entertaining or relaxing, a delicate chandelier and abundant natural light give the room an elegant, calm, indoor-outdoor feel.

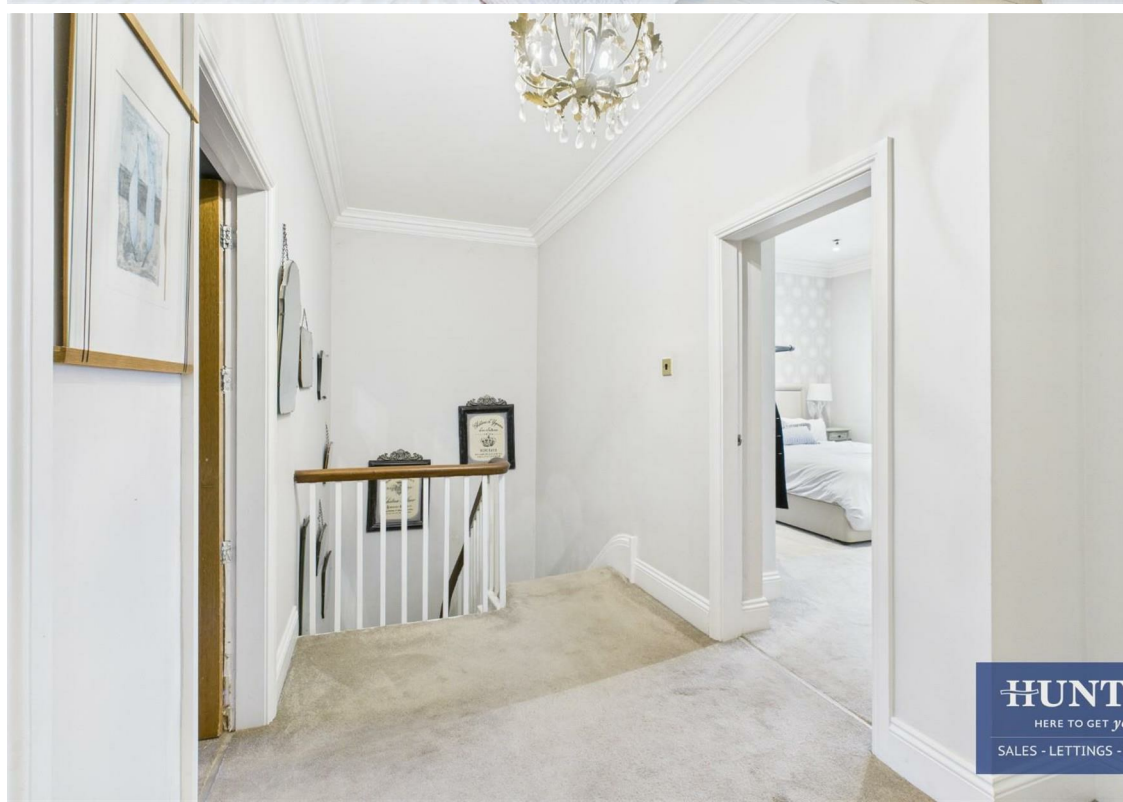
























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