Hegartys
SALES & LETTINGS



4 Bedrooms

A stunning four bedroom detached dormer bungalow of exceptional quality offering generous and beautifully presented accommodation throughout. Set within one of East Rainton's most desirable and sought-after residential developments.

From the moment you arrive it is clear that this is a particularly special property. Occupying an enviable position within this highly regarded development the property boasts an impressive frontage with a large driveway providing parking for multiple vehicles together with a double garage.

Internally, the property offers a wonderful feeling of space, light and quality. A large and welcoming entrance hallway provides an impressive introduction to the accommodation and leads through to a spacious and bright reception room.

The generous kitchen is another real highlight offering a bright and practical space with excellent proportions. A separate utility room provides additional functionality while to the rear is a lovely conservatory overlooking the beautifully maintained rear garden. The garden provides an attractive and peaceful outdoor space.

The ground floor also benefits from a generous bedroom with its own en-suite making this an incredibly versatile home. This would be ideal for guests, older family members or anyone looking for convenient single-level living. A further beautifully presented family bathroom completes the ground-floor accommodation.

Upstairs, the property continues to impress with two large and well proportioned bedrooms both offering excellent space and natural light. One of these bedrooms benefits from a further private en-suite providing an excellent degree of comfort and privacy.

The overall layout makes this an exceptionally versatile property perfectly suited to modern family life while retaining all the benefits of dormer bungalow living. The generous room sizes, excellent natural light and presentation combine to create a home that feels both spacious and welcoming throughout.

Ryehill View

East Rainton, DH5

Offers in the region

£450,000

0191 512 4940 | sales@hegartysea.co.uk | **www.hegartysestateagents.co.uk**
Wheeler House, 2-3 Newbottle Street, Houghton Le Spring, Tyne And Wear, DH4 4AL



Reception Room:
16'6" x 17' (5.03m x 5.18m)
Carpeted Flooring, 3no UPVC Windows, Electric Fire with Surround, Radiators



Kitchen:
5.32 x 18' (5.32 x 5.49m)
Laminate Flooring, UPVC Window, Tiled Splashbacks, UPVC French Doors, Wall and Base Units, Sink with Drainer and Mixer Tap, Gas Hob with Electric Oven and Extractor, Integrated Fridge Freezer, Integrated Dishwasher, Radiators

Utility Room:
6'6" x 7'3" (1.98m x 2.2m)
Vinyl Flooring, UPVC Door, Wall and Base Units, Sink with Mixer Tap, Radiators



Conservatory:
10' x 10' (3.05m x 3.05m)
Laminate Flooring

Master Bedroom:
11'5" x 14'1" (3.48m x 4.3m)
Carpeted Flooring, 2no Velux Windows, Radiator

En-Suite:
4'9" x 14'1" (1.45m x 4.3m)
Vinyl Flooring, Part Tiled Walls, UPVC Window, Panelled Bath, W/C, Washbasin with Vanity Unit

For additional information and full photo gallery please visit **www.hegartysestateagents.co.uk**









Bedroom Two:
11'7" x 12'11" (3.53m x 3.94m)
Carpeted Flooring, 2no Velux Windows, Radiator

Bedroom Three:
11'3" x 12' (3.43m x 3.66m)
Carpeted Flooring, UPVC Window, Radiator

En - Suite:
5' x 7'10" (1.52m x 2.4m)
Vinyl Flooring, W/C, Washbasin with Mixer Tap, Shower Cubicle, Radiator

Bedroom Four:
10'1" x 11'11" (3.07m x 3.63m)
Carpeted Flooring, 2no Velux Windows, Radiator

Bathroom:
8' x 11'8" (2.44m x 3.56m)
Vinyl Flooring, UPVC Window, Part Tiled Walls, W/C, Washbasin with Mixer Tap and Vanity Unit, Panelled Bath, Shower Cubicle, Radiator

Parking: Large Driveway and Double Garage

EPC: D

Council Tax Band: E, Sunderland

Tenure: Freehold

Disclaimer:
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Viewing Arrangements:
To arrange an appointment to view this property, please contact us on 01915124940.
hours are:
Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.







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