Hegartys
SALES & LETTINGS



4 Bedrooms

A truly exceptional and highly individual detached residence offering an incredible amount of accommodation, impressive proportions and the added benefit of a private one-bedroom annex. This is a home that genuinely has to be seen to be appreciated.
From the moment you arrive, this outstanding property makes an immediate impression with a generous driveway providing parking for multiple vehicles and an impressive frontage befitting the substantial home beyond.
Stepping inside, the large entrance hall sets the tone for what is to come, offering an immediate feeling of space and grandeur. The ground floor has been designed with modern family living and entertaining very much in mind with a useful boot room, convenient WC, utility facilities and a fantastic gym.
At the heart of the home is the truly impressive kitchen/diner generously proportioned and beautifully suited to entertaining this fabulous space opens directly onto a charming rear courtyard creating a wonderful connection between the inside and outside spaces. Whether enjoying family meals or entertaining friends this is undoubtedly one of the standout areas of the property.
And then there is the bar, a fantastic additional feature that takes this home to another level. Perfect for entertaining, relaxing or enjoying evenings with family and friends it is a unique space that is sure to become a favourite part of the house.
The first floor continues to impress offering a large, impressive living area, four exceptional and generously sized bedrooms providing superb accommodation for a large family. The property also boasts three stunning modern bathrooms giving the home an outstanding level of convenience and luxury.
The property becomes even more impressive with the addition of a private adjoining annex offering a level of flexibility rarely found in a home of this type comprising of one-bedroom accommodation, living room, kitchen and bathroom.
This is far more than simply a large family house. It is an exceptionally versatile and impressive residence combining substantial accommodation with fantastic entertaining space and the rare advantage of a private additional living unit.
Unique, substantial and incredibly versatile this outstanding home is not one to be missed. Properties offering this combination of size, quality and additional annex accommodation are exceptionally rare.

# Chapel Bank

## East Rainton, DH5

Offers in the region

**£475,000**

EPC Rating: C

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**:
**14'1" x 24'1" (4.3m x 7.34m)**
Wooden Flooring, 2no UPVC Window, Log Burner, Spotlights, Radiator

**Bar**:
**10'8" x 16'3" (3.25m x 4.95m)**
Wooden Flooring, UPVC Window, radiator

**Kitchen**:
**17'7" x 24'7" (5.36m x 7.5m)**
Wooden Flooring, UPVC Window, Wall and Base Units, Sink with Mixer Tap, Tile Splashbacks, UPVC French Doors, Range Oven with Extractor, Integrated Fridge Freezer, Integrated Dishwasher, Island, Spotlights, Radiator

**Utility Room**:
**10'2" x 10'5" (3.1m x 3.18m)**
Tiled Flooring, UPVC Window and Door, Wall and Base Units, Washbasin with Mixer Tap, Radiator

**Gym**:
**8'8" x 15'10" (2.64m x 4.83m)**
Carpeted Flooring

**W/C**:
**3'8" x 8'6" (1.12m x 2.6m)**
Tiled Flooring, Tiled Walls, UPVC Window, W/C, Washbasin with Mixer Tap, Extractor, Radiator

**Boot Room**:
**7'2" x 8'2" (2.18m x 2.5m)**
Wooden Flooring, UPVC Window, Radiator





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









**Master Bedroom**:
**17'5" x 19'2" (5.3m x 5.84m)**
Wooden Flooring, 2no UPVC Windows, Radiator

**En-Suite**:
**8'10" x 10'5" (2.7m x 3.18m)**
Tiled Flooring, Part Tiled Walls, W/C, 2no Washbasins with Vanity Unit, Walk in Shower, Extractor, Spotlights, Radiator

**Bedroom Two**:
**11'2" x 16'2" (3.4m x 4.93m)**
Wooden Flooring, UPVC Windows, Radiator

**Bedroom Three**:
**13'5" x 17'7" (4.1m x 5.36m)**
Wooden Flooring, UPVC Windows, Radiator

**Bedroom Four**:
**10'4" x 17'9" (3.15m x 5.4m)**
Wooden Flooring, Velux Window, Radiator

**Bathroom**:
Tiled Flooring, Tiled Walls, Velux Window, W/C, Washbasin with Mixer Tap, Panelled Bath, Shower Cubicle, Extractor, Spotlights, Radiator

**Bathroom Two**:
**7'7" x 10'5" (2.3m x 3.18m)**
Tiled Flooring, Tiled Walls, UPVC Window, Panelled Bath, W/C, Shower Cubicle, Washbasin with Mixer Tap, Radiator, Spotlights

**Annexe**

**Reception**:
**7'8" x 10'1" (2.34m x 3.07m)**
Wooden Flooring, UPVc Window, Radiator

**Kitchen**:
**13'1" x 13'6" (4m x 4.11m)**
Wooden Flooring, UPVC French Doors, Wall and Base Units, Washbasin with Mixer Tap, Radiator

**Bedroom**:
**9'7" x 14'2" (2.92m x 4.32m)**

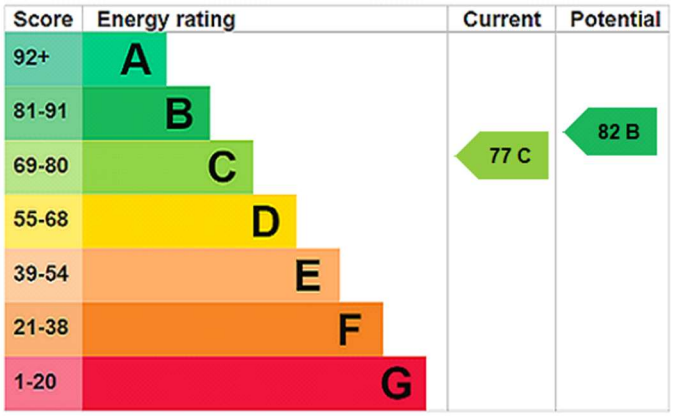
**Bathroom**:
**7'4" x 9'6" (2.24m x 2.9m)**
Tiled Flooring, Tiled Walls, W/C, Washbasin with Mixer Tap, Shower Cubicle, Extractor, Spotlights, Radiator

**Parking: Large Driveway**

**EPC: C**

**Council Tax Band: E, Sunderland**

**Tenure: Freehold**
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract