



FOR SALE

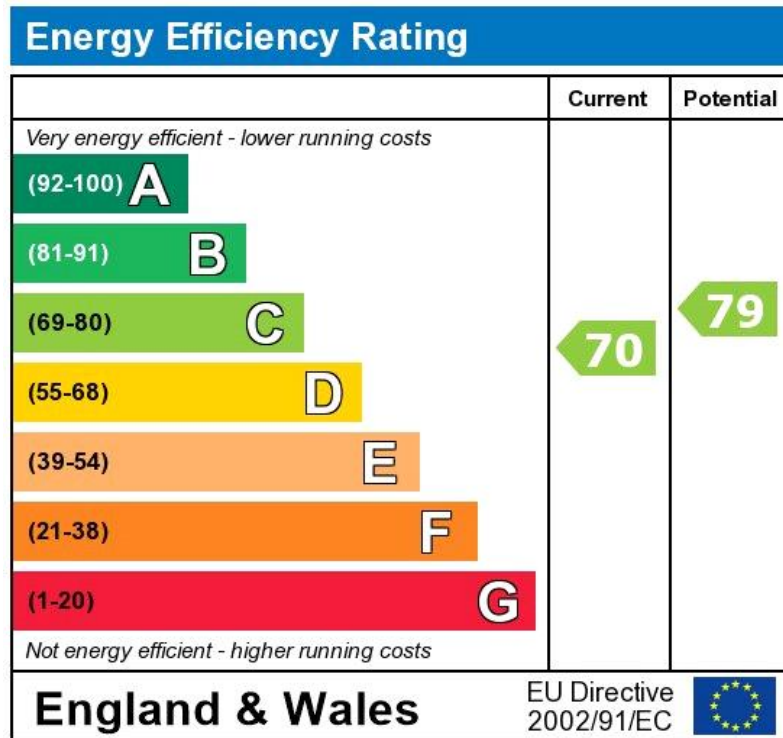
OFFERS OVER £570,000

GULLANE, USWORTH, WASHINGTON, NE37

PROPERTY REFERENCE CODE: RS2180

We are excited to bring to the market this beautiful and ready to move into property on an amazing and executive private estate! This home has many features and benefits including 3 reception rooms, modern kitchen and bathrooms, double garage and sunny southerly aspect garden to name just a few.

- DOUBLE GARAGE AND HUGE DRIVEWAY
- EXTENDED FAMILY HOME
- FIVE BEDROOM DETACHED
- HIGHLY DESIRABLE EXECUTIVE ESTATE
- LARGE SOUTH FACING GARDEN
- MODERN KITCHEN AND DINING ROOM
- READY TO MOVE INTO
- THREE BATHROOMS
- NEWLY FITTED MODERN BATHROOMS
- THREE RECEPTION ROOMS



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

This property consists of:

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Viewing is highly recommended !

The flow of this enormous property is flawless, providing ample living space and spacious bedrooms for a modern family. From the moment you walk into this property it is sure to impress with its presentation, size and layout.

This home briefly comprises of the following: Entrance porch leading into the internal hallway a spacious lounge, large breakfasting kitchen and dining area, second reception room / dining room, a beautiful sun room, separate utility and downstairs WC. To the first floor this family home benefits from five spacious double rooms, the master having private en-suite and another having its own dressing room, as well as two sizable family bathrooms!

Positioned on a larger than average plot this property enjoys well maintained, private and professionally landscaped gardens to both the front and back, and as an added benefit the rear garden enjoys a sunny southerly aspect position. A detached double garage with large block paved driveway really help to give this property massive kerb appeal.

This property is ideally placed, with easy access to all of the local amenities offered in and around Washington. It is within close proximity to the George Washington Golf Course and Leisure Complex, which includes a bistro restaurant, spa and gym. The property is also within excellent commuting distance to all major road networks including the A1 and A19 as well as being close to metro links. There is also a bus stop within very easy walking distance from the property.

In addition the property is located in an excellent catchment area for St Bedes RC Primary school which is a feeder school to St Roberts of Newminster secondary school and sixth form and George Washington Primary school which is a feeder to Oxclose secondary school, and also a modern sixth form college – all of which are desirable schools.

The property comprises:

Entrance Porch

You are welcomed into a beautifully present porch with tile flooring which leads you into the internal hall.

Internal Hallway

Beautifully presented with neutral walls, porcelain tiled flooring and a central stairway giving access to the first floor.

Lounge: 5.27m x 3.84m

A spacious lounge with neutral walls, carpet flooring and a large bay window overlooking the front aspect as well as a glazed door which opens into the kitchen and breakfast room.

Kitchen / Breakfasting Room: 5.94m x 4.12m

A stunning modern kitchen and dining area. The kitchen comprises of a range of wall and floor units offset by contrasting work tops and matching upstands. It includes integrated eye-level double oven, 5 ring gas hob, integral dishwasher, USB charger sockets, ample space for an American style fridge freezer and a beautiful porcelain tiled floor which continues into the utility room and 2nd reception room.

This really is the heart of the home with plenty of room for a dining table and chairs with glazed door into the lounge, double doors leading into the 2nd reception room/dining room and double doors which give access to the sun room.

Utility Room: 4.12m x 2.03m

The utility room has been newly installed with ample space and plumbing for white goods including washing machine, tumble dryer and fridge/freezer. A single sink and drainer along with additional cupboard space make this a wonderful addition. Neutral walls and porcelain tile floor completes the room.

Second Reception Room / Dining Room: 8.34m x 5.65m

This is an amazing space, currently used as a second lounge area and formal dining area, tastefully decorated with porcelain tiled flooring to the dining room area and a carpet finish to the lounge area, and a large window to the front aspect.

Sun Room: 8.74m x 3.84m

A wonderful room with windows offering spectacular views across the garden, wood flooring and a new roof to the structure allowing this room to be enjoyed all year round.

Downstairs WC

Comprising of a white low level wc, wash hand basin into vanity and porcelain tiled walls and floor.

Landing

Loft access is gained on the landing with built in ladder which is part boarded and has maximum loft insulation.

Bedroom One: 4.27m x 3.84m

Spacious double bedroom tastefully decorated with neutral walls, carpet flooring, window to the front aspect, and fitted sliding wardrobes. The bedroom also benefits from access to its own private en-suite shower room.

En-Suite: 2.46m x 1.76m

Recently refitted en-suite shower room comprising of a walk in shower with waterfall shower attachment, white low level wc, and wash hand basin with ample under sink storage.

Bedroom Two: 5.65m x 3.96m

A larger than average double bed room, large enough in fact to comfortably accommodate two king sized beds. The walls are neutral with carpet flooring and a window to the rear aspect.

Bedroom Three: 5.65m x 4.02m

Another generous double bedroom with neutral walls, carpet flooring, window overlooking the front aspect and its own walk in wardrobe.

Bedroom Four: 2.97m x 2.59m

A double bedroom with neutral walls, carpet flooring, window to the rear aspect and built in sliding wardrobes.

Bedroom Five: 3.38m x 2.51m

A double bedroom with neutral walls, carpet flooring and a window to the front aspect.

Bathroom: 2.97m x 2.26m

Newly fitted this modern bathroom comprises of a white low level wc and wash hand basin into fitted vanity unit. There is also a 'L' shaped bath with overhead shower and glass shower screen, and a fitted de-misting wall mirror with over light. The walls and floors are fully tiled.

Shower Room: 2.97m x 2.62m

Newly fitted modern shower room which large walk in shower and waterfall shower attachment, low level wc and wash hand basin into vanity cupboard. The walls and floor are fully tiled.

Council Tax Band: Band F (Sunderland Council)

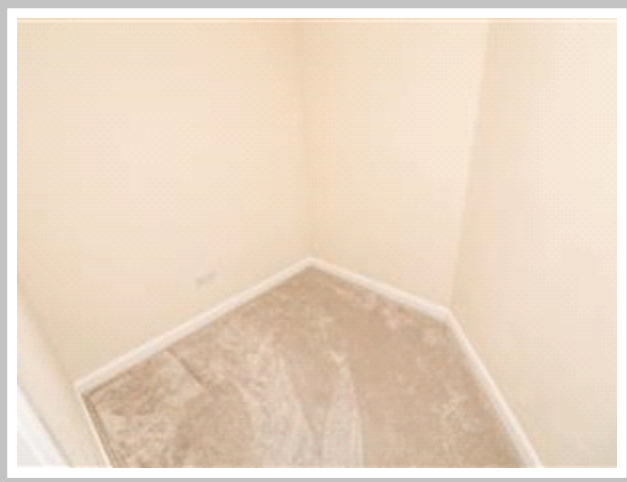
Tenure: Freehold













TENURE: We have been advised by the Vendors the property is Freehold. It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation. Please note the dimensions are accurate to within +or- 50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture.