



**Offers Around £545,000**

## **Leighfield Drive, SR3 2DD**

A beautiful five bedroom detached property, significantly upgraded to an exceptional standard, which has a contemporary interior within the highly sought-after Burdon Rise development.

The stylish accommodation is accessed via a reception hall with a staircase to the first floor and a cloakroom/wc. There is a large living room, a separate dining room and a fabulous open plan kitchen, and snug area to the rear. The impressive kitchen is fitted with an excellent range of quality units, and integrated appliances. From the kitchen there is access to a useful utility room. To the first floor there is a family bathroom/wc and five exceptional bedrooms and three with en-suite shower rooms/wc.

Externally there are attractive gardens, driveway and a garage. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. We highly recommend arranging a viewing to appreciate the quality of accommodation this exceptional home has to offer.



# Leighfield Drive, Sunderland, SR3 2DD

## Accommodation Comprises

### Entrance Hallway



Via composite door, two double glazed windows to the front aspect, radiator, tiled flooring, storage cupboard and stairs to the first floor landing.

### Living Room

18'0" x 13'1" (5.50 x 4.00)



Double glazed french doors to the rear aspect, leading on the decking area, radiator.

### Dining Room

15'11" x 9'3" (4.86 x 2.83)



Three double glazed windows to the front aspect, tiled flooring and radiator.

### Study

9'1" x 6'7" (2.79 x 2.02)



Two double glazed windows to the front aspect, radiator and tiled flooring.

### Downstairs Cloakroom

8'0" x 3'8" (2.45 x 1.12)

Low level wc, sink unit, part tiled walls, radiator, extractor fan and tiled flooring.

### Dining Kitchen

21'2" x 14'0" (6.46 x 4.28)



Double glazed window to the rear aspect, fitted wall and base units, granite worktops, island with inset gas hob and extractor hob above, built in oven and microwave, inset double sink unit with mixer taps, tiled splashbacks, tiled flooring and inset spotlights to the ceiling.

### Snug/Sitting Room

12'0" x 11'2" (3.67 x 3.42)



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## Utility Room

11'5" x 5'9" (3.49 x 1.76)



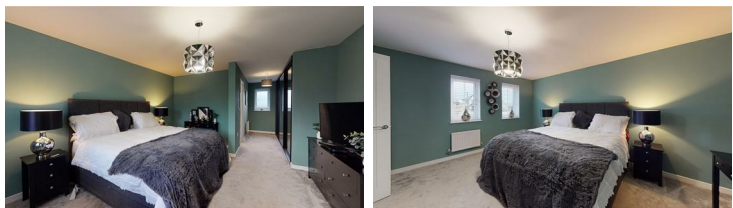
Double glazed window to the front aspect, fitted wall and base units, granite worktops, plumbed for washing machine, plumbed for dryer, wall mounted combi boiler, extractor fan and door leading to the side of the property.

## First Floor Landing



## Bedroom One

15'1" x 12'11" (4.60 x 3.96)



Two double glazed windows to the front aspect, fitted wardrobes, radiator and double glazed window to the rear aspect.

## En-suite

9'8" x 4'8" (2.96 x 1.44)



Double glazed window to the rear aspect, shower cubicle with shower and tiled splash-backs, part tiled walls, his and hers sink unit, heated towel rail and extractor fan.

## Bedroom Two

14'1" x 10'6" (4.30 x 3.22)



Double glazed window to the front aspect and radiator.

## Bedroom Three

10'7" x 9'10" (3.25 x 3.02)



Two double glazed windows to the front aspect, fitted wardrobes, radiator and door leading to en-suite.



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## En-suite

7'3" x 4'5" (2.22 x 1.35)



Double glazed window to the side aspect, low level wc, shower cubicle with shower and tiled splashbacks, sink, extractor fan and inset spotlights to the ceiling

## Bedroom Four

11'6" x 9'4" (3.53 x 2.86)



Double glazed windows to the rear aspect, fitted wardrobes, radiator and door leading to en-suite.

## En-suite

6'9" x 5'5" (2.08 x 1.66)



Double glazed window to the rear aspect, low level wc, shower cubicle with shower and tiled splash-backs, sink, extractor fan and inset spotlights to the ceiling.

## Bedroom Five

10'2" x 7'3" (3.11 x 2.21)



Double glazed windows to the rear aspect and radiator.

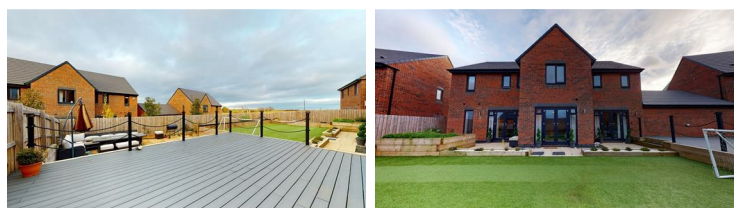
## House Bathroom

6'11" x 6'10" (2.13 x 2.10)



Double glazed window to the rear aspect, low level wc, panelled bath, part tiled splash-backs, floating sink unit, heated towel rail and extractor fan.

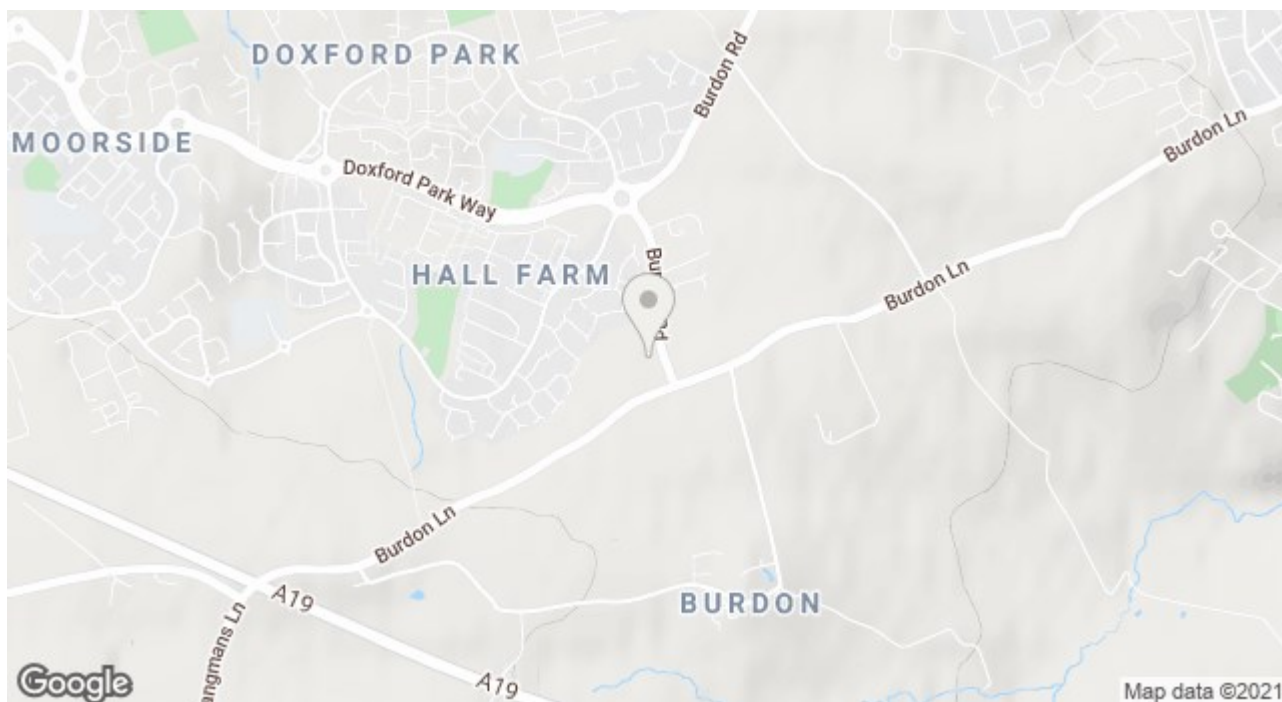
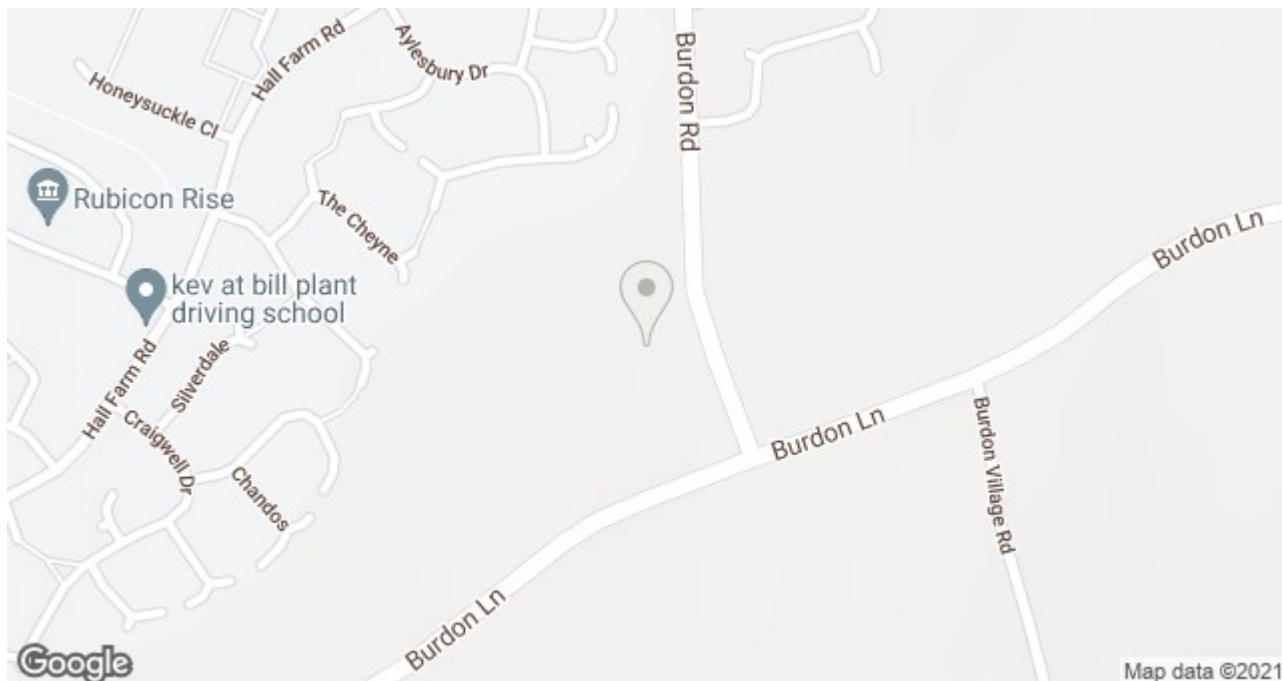
## External



Front garden area, driveway and double garage, to the rear is a garden with artificial grass, decking area and patio area.



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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |