



## 16 The Cedars, Ashbrooke, Sunderland, Tyne & Wear, SR2 7TW

**Offers In The Region Of £515,000**

We are delighted to bring to the market this stunning bespoke 3 bed detached home that commands a superb location within the Ashbrooke conservation area on The Cedars. Ashbrooke is considered to be a highly desirable location offering an array of shops, schools and amenities as well as being within easy reach of Sunderland City Centre.

This unique designed property offers contemporary decor throughout with a high degree of appointment to the home. Internally the property offers many extras of note including a new fully integrated kitchen, security alarm system, luxury modern bathroom & en suite, underfloor heating to the ground floor plus many extras of note.

The versatile and generous living accommodation briefly comprises of; Entrance Hall, Living Room, WC / Cloaks, Kitchen / Sitting Room, Utility and to the First Floor, Landing, 3 Bedrooms, Family Bathroom and En Suite to the Master Bedroom.

Externally the plot is accessed via a shared driveway with security gates that leads to a double width driveway with access to the detached double garage whilst to the side of the house is a lovely mature well stocked garden boasting an abundance of plants, trees and shrubs in addition to paved patio area, lawn and to the bottom of the garden a greenhouse and vegetable garden. Viewing of this impressive home is highly recommended to appreciate the space and home on offer.

# The Cedars, Sunderland, SR2 7TW

## Accommodation Comprises

### Entrance Hallway



The entrance hall has a tiled floor with under floor heating, video door entry system, alarm control panel, impressive glassed balustrade to the staircase leading to the first floor, recess spot lighting

### Living Room

15'3" x 20'1" (4.65 x 6.13)



The formal living room having five timber framed double glazed windows to the rear elevation and a timber framed double glazed window to the side elevation addition to timber framed french door leading to the garden, wood stripped floor with under floor heating, gas stove set on a marble hearth.

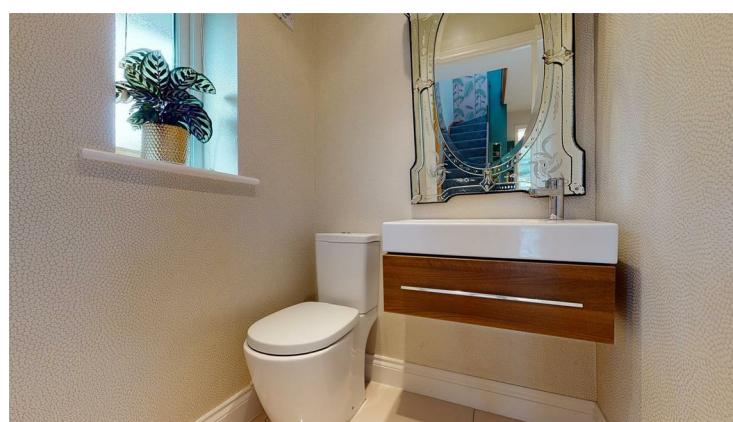
### Kitchen/Family Room

14'6" x 8'1" (4.42 x 2.47)



A lovely open plan kitchen / living room having large timber framed double glazed window, timber framed double glazed french doors leading to the garden and a second timber framed double glazed window to the side elevation, tiled floor with under floor heating, waterfall island.

### W/C Cloaks



White suite comprising low level WC, wall hung wash hand basin with mixer tap set on a vanity unit, timber framed double glazed window, recess spot lighting, extractor

### Utility Room

14'6" x 8'1" (4.42 x 2.47)



The utility has a range of floor and wall units, stainless steel sink and drainer with mixer tap, plumbed for washer & dryer, tiled floor, cupboard with wall mounted gas boiler, timber framed double glazed window, extractor

### First Floor



Landing, feature glass balustrade, two velux style window, storage cupboard

### Bedroom One

15'5" x 19'10" (4.70 x 6.06)



The master bedroom has five timber framed double glazed windows to the rear and side elevations and an additional timber framed double glazed window to the front elevation, radiator, wood stripped floor, T-fall roof in part, range of fitted wardrobes

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## En-suite



Luxury white suite comprising low level WC and wash hand basin with mixer tap set on a vanity unit, chrome towel radiator, recess spot lighting, extractor, tiled floor, shower with rainfall style shower head

## Bedroom Two 15'0" x 11'0" (4.59 x 3.36)



Timber framed double glazed window to the side elevation and velux style windows, wood stripped floor, range of fitted wardrobes

## Bedroom Three 15'1" x 8'5" (4.62 x 2.57)



Timber framed double glazed window to the side elevation and a velux style window, wood stripped floor, radiator.

## Bathroom



Contemporary white suite comprising low level WC, wall hung wash hand basin with mixer tap, bath with mixer

tap and shower attachment, shower cubicle with rainfall style shower head, recess spot lighting, extractor, timber framed double glazed window, tiled floor, chrome towel radiator

## External

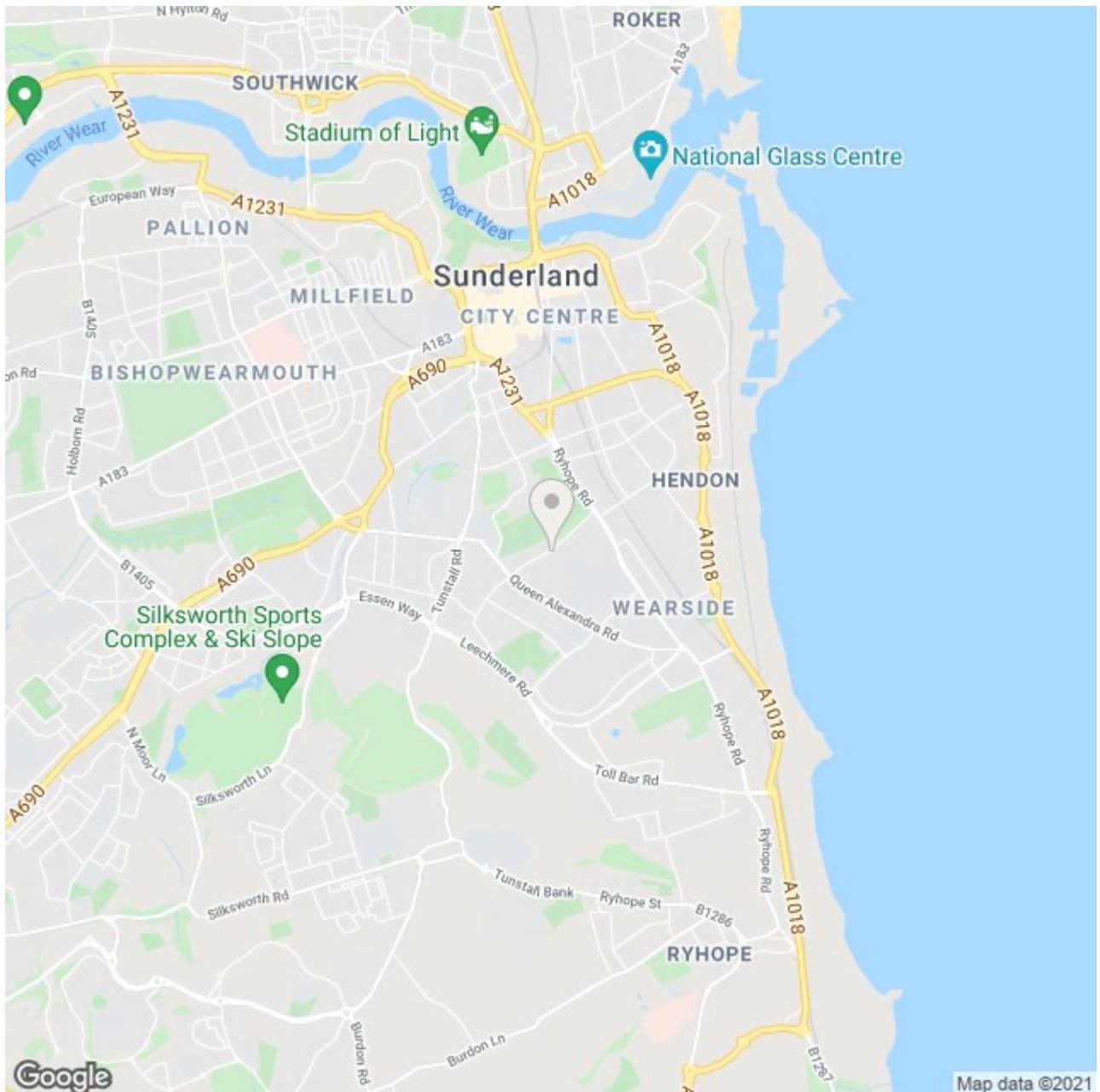


Externally the plot is accessed via a shared driveway with security gates accessed via intercom that leads to a double width driveway with access to the detached double garage whilst to the side of the house is a lovely mature well stocked garden boasting an abundance of plants, trees and shrubs in addition to paved patio area, lawn and to the bottom of the garden a greenhouse and vegetable garden.

## Garage

Detached double garage accessed via two electronically operated up and over garage doors

## **The Cedars, Sunderland, SR2 7TW**



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