



**£254,950**

## Highclere Drive, SR2 0DB

This is a magnificent spacious 4 bedroomeed detached home which has been extended considerably at ground floor level. The property is a testament to the current owners who've created a fantastic and immaculately presented family home.

Boasting lovely gardens to the rear the internal accommodation comprises:- Entrance porch into hallway, living room, leading through to an extended open plan kitchen dining area, utility area, a ground floor cloakroom/WC and garage access. To the first floor there are four bedrooms, the master bedroom enjoys en-suite facilities, along with a family bathroom. Externally there is a paved garden to the front with a driveway providing ample off street parking. Delightful mature rear gardens with a sunny aspect and patio area.

Ideally situated for many excellent amenities with the benefit of good schools and road links to the City Centre and the A19. Benefitting from UPVC double glazing, gas central heating, down lighters to most rooms and TV aerial sockets in all bedrooms. Available with no upward chain, immediate internal inspection is highly recommended.

# Highclere Drive, Sunderland, SR2 0DB

Accommodation Comprises

Entrance Hallway

Living Room

15'6" x 13'11" (4.726 x 4.255)



Bedroom One



En-suite

9'5" x 5'6" (2.873 x 1.686)



Kitchen

17'5" x 10'1" (5.317 x 3.094)



Bedroom Two



Family & Dining Room

22'7" x 9'8" (6.896 x 2.966)



Utility Room

Downstairs WC

First Floor

# Highclere Drive, Sunderland, SR2 0DB

## Bedroom Three

10'3" x 9'2" (3.138 x 2.808)



## Bedroom Four



## Family Bathroom

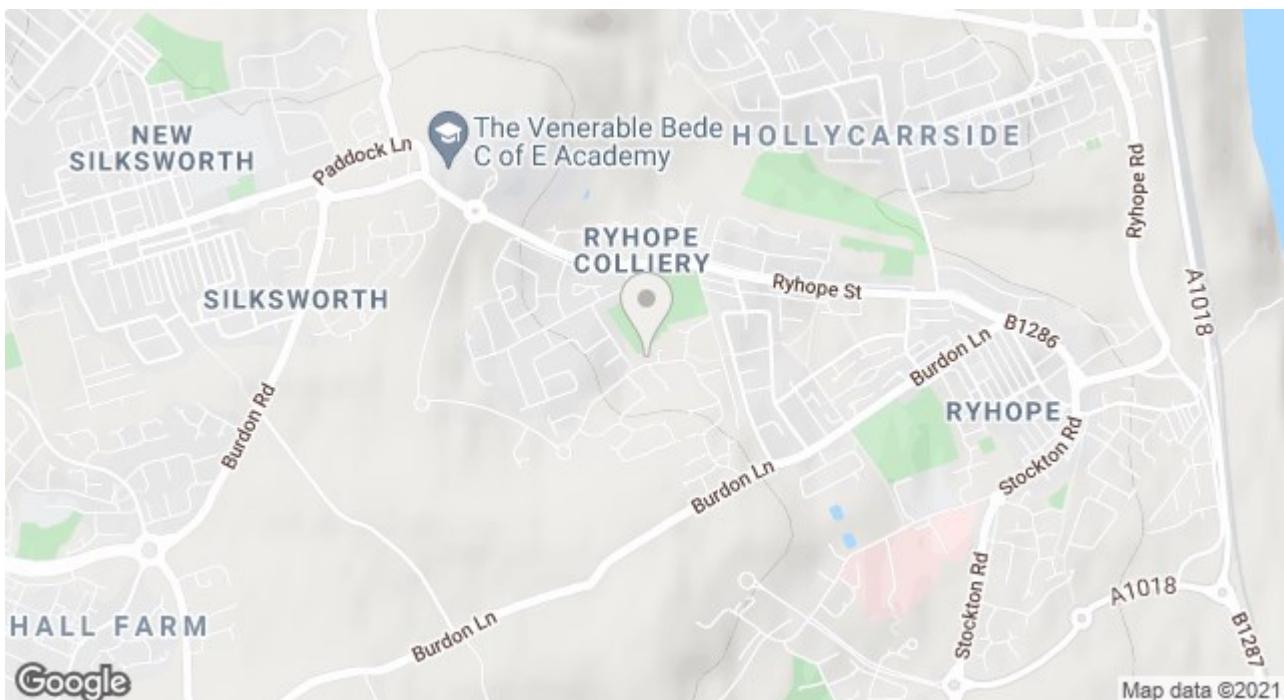


## External





# Highclere Drive, Sunderland, SR2 0DB



**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		