



**14 Buckthorn Gardens, Sunderland, SR3 2FR**  
**£304,995**

## The Property Perspective

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We are delighted to offer for sale this modern detached house located on a corner plot within this popular development with access to amenities and transport links. The property was constructed in 2020 and still has over 4 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern living dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include feature walk in bay windows to bedroom 1 and lounge, French doors to the rear plus an alarm. There are ample sockets and media points to the property. The property is ready to move in with flooring and blinds included.

To the ground floor is an entrance hall, lounge, living dining kitchen, study, utility room and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom located off the first floor landing.

The property is located on a corner plot with well presented gardens plus external tap. There is a driveway leading to a single garage with power and light.

Tenure - Freehold  
Estate management Fee - £230 pa.  
Council Tax - Band E

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With fitted flooring.

**Lounge 18'1"(max) x 11'9"(max) (5.53m(max) x 3.59m(max))**  
Having a feature walk in bay window plus carpets and blinds.

**Study 6'9" x 6'5" (2.07m x 1.96m)**  
With flooring and blind.

**Living Dining Kitchen 23'3"(max) x 12'8"(max) (7.09m(max) x 3.88m(max))**  
Having a comprehensive range of high gloss wall and base units with complimenting laminate worktops and upstands, glass splash back, island unit and breakfast bar. With oven, hob, hood, fridge freezer, dishwasher and wine cooler. With access to store plus French doors to the rear. With fitted flooring, curtains and blinds.

**Utility 6'9" x 5'5" (2.08m x 1.66m)**  
With modern units, laminate worktops and upstands plus fitted flooring.

**WC 6'9" x 3'6" (2.07m x 1.09m)**  
Having modern white sanitary ware plus tiling and flooring.

### FIRST FLOOR

**Landing**  
With carpets and blinds. Access to store.

**Bedroom 1 18'4"(max) x 11'8"(max) (5.61m(max) x 3.58m(max))**  
With walk in bay window plus carpets and blinds.

**En Suite 6'8"(max) x 5'4"(max) (2.05m(max) x 1.63m(max))**  
Having contemporary white sanitary ware, tiling, chrome ladder radiator and vinyl flooring.

**Bedroom 2 12'3" x 8'11" (3.75m x 2.74m)**  
With laminate flooring and blinds.

**Bedroom 3 10'8" x 9'0" (3.26m x 2.75m)**  
With laminate flooring and blind.

### Bedroom 4 10'2"(max) x 8'11"(max) (3.10m(max) x 2.72m(max))

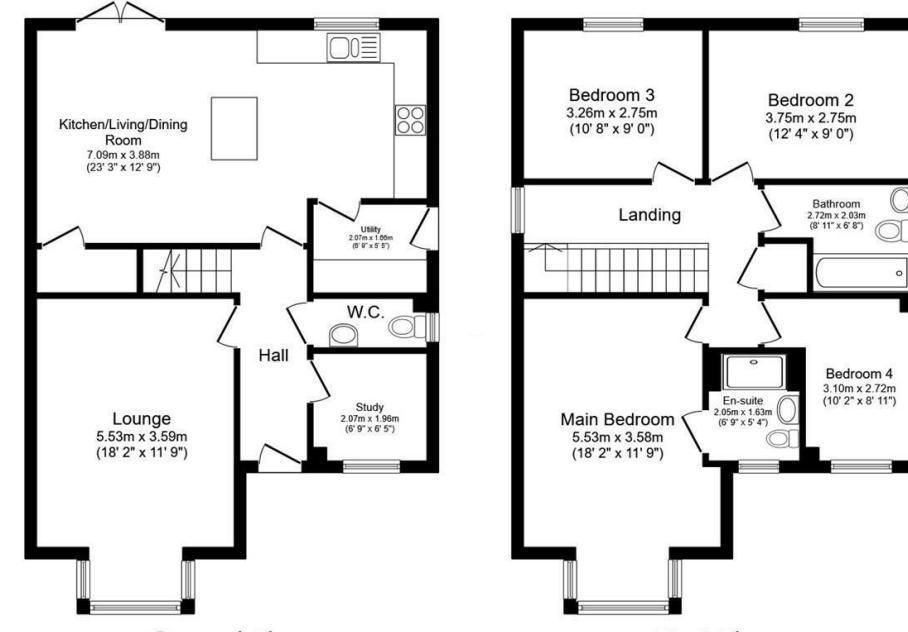
With fitted wardrobe, laminate flooring and blind.

### Bathroom 8'11"(max) x 6'7"(max) (2.72m(max) x 2.03m(max))

Having modern white sanitary ware, tiling, ladder radiator and vinyl flooring.

### EXTERNAL

The property is located on a corner plot with well presented gardens plus external tap. There is a driveway leading to a single garage with power and light.



Total floor area: 125.8 sq.m. (1,355 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)