



4 Bedrooms

Holbrook Estate Agents are delighted to offer for sale this stunning extended four-bedroom home. Situated in the popular residential area of Ryhope, within Sunderland, this beautifully property offers generous living space, modern comforts, and an ideal layout for family life.

Located in a sought-after residential area, the property benefits from, open plan entrance hall, spacious living room, extended dining room, fully fitted kitchen, utility room, cloakroom, master bedroom with ensuite shower room and full range of fitted wardrobes, 3 further bedrooms 1 with fitted wardrobes, family bathroom, garage, front and rear gardens.

Close by you will find excellent local schools, Nearby shops and everyday amenities, good transport links to Sunderland city centre and easy access to the A19 for commuting.

This is an ideal purchase for growing families looking for extra space in a convenient and well-established neighbourhood.

Council Tax Band- D
EPC- C

Trevarren Drive

Sunderland, County Durham, SR2

Asking Price:

£280,000

EPC Rating: C



Location:

Trevarren Drive is in the Ryhope area of Sunderland, the area lies east of Sunderland city centre and close to suburban residential neighbourhoods. Primarily a residential street with semi-detached and detached houses. Within a short distance you will find local convenience shops and supermarkets along Ryhope Road, Post offices and small retailers in nearby Grangetown and Ryhope. Services like banks, pharmacies and eateries are available in the wider SR2 area.

Directions:

From Ryhope centre, turn onto Ryhope Road (B1522) and drive northwest. After about 0.5 miles (0.8 km), turn left into Leechmere Way. Take the first right onto Trevarren Drive. The property at Trevarren Drive, SR2 0YW will be on your left or right depending on the direction you approach.

Entrance Hall:

Composite entrance door, tall designer radiator, laminate flooring, stairs with carpet.

Living Room:

5.58 x 3.39

Double-glazed window, double doors to dining room, radiator, carpet.

Dining Room:

4.16 x 2.72

Extended

Double-glazed window, French doors to rear garden, radiator, carpet.

Kitchen:

3.75 x 3.95

Double-glazed window, full range of fitted base and wall units, electric double-oven, 5 burner gas hob, chrome chimney extractor, integrated fridge, integrated freezer, integrated dish washer, tiled floor, tiled splash back, radiator.



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**Utility Room:****2.10 x 1.90**

Double-glazed door leading to side of property, base unit with worktop, stainless steel sink, plumbed for washing machine, tiled floor, tiled splash back, door to garage.

Cloakroom:**1.90 x 1.40**

Hand basin with vanity unit, w/c, tiled floor, tiled splash back, chrome ladder towel warmer.

First Floor**Landing:**

Loft entrance, half boarded, light, ladder. Storage cupboard.

**Master Bedroom:****4.33 x 2.69**

Double-glazed window, full range of fitted wardrobes, overhead units, bedside drawers, dressing table, radiator, carpet.

Ensuite Shower Room:**2.76 x 0.99**

Double-glazed window, hand basin with vanity unit, w/c, shower cubicle with bar shower, fully tiled walls, tiled floor, panelled ceiling with spotlights, chrome ladder towel warmer.

Bedroom 2:**4.61 x 2.58**

Double-glazed window, built-in storage cupboard, fitted wardrobes with matching bedside cabinets, laminate flooring, radiator.

**Bedroom 3:****2.68 x 2.35**

Double-glazed window, radiator, carpet.

Bedroom 4:**2.70 x 2.38**

Double-glazed window, radiator, carpet.

Family Bathroom:**1.90 x 1.70**

Double-glazed window, panelled bath with screen and bar shower, hand basin with vanity unit, w/c, fully tiled walls, vinyl flooring, panelled ceiling with spotlights, chrome ladder towel warmer.

**External****Garage:**

Standard up and over door, electric sockets and lighting.

Front:

Block paved driveway to garage, lawned with mature borders.

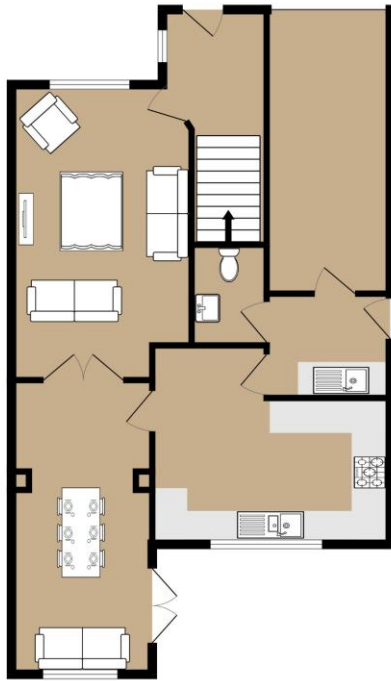
Side:

Alley to both sides with gated access.

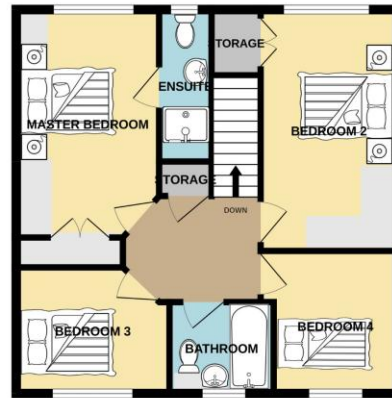
Rear:

Block paved patio area, lawned with borders, shed.

GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract