



4 Bedrooms

A truly remarkable and substantially upgraded 4 / 5-bedroom detached family home finished to an exceptional standard throughout and offering generous, versatile living space both inside and out.

Beautifully presented with stylish, modern décor this impressive property offers flexible accommodation ideal for growing families or multi-generational living. The ground floor features a spacious entrance leading to a stunning lounge area which flows seamlessly into a contemporary open-plan kitchen/diner. Designed with both everyday living and entertaining in mind the kitchen benefits from quality fittings and French doors opening directly onto the rear garden creating a wonderful sense of light and space. A separate utility room and convenient downstairs W/C add further practicality.

A standout feature of the home is the additional ground floor bedroom complete with its own en-suite shower room offering excellent flexibility as a guest suite, home office, or additional family bedroom effectively making this a 5-bedroom property.

Upstairs, there are four impressively proportioned bedrooms including a superb master suite with a modern en-suite bathroom. The remaining bedrooms are served by a stylish and contemporary family bathroom, all finished to a high standard.

The property also benefits from a generous loft space providing excellent additional storage or the potential to be used as a hobby room, playroom, or relaxation area.

Externally, the home continues to impress. The rear garden is a real highlight arranged over three levels and offering extensive space for outdoor dining, entertaining and relaxation. To the front, there is a private driveway providing ample off-street parking, along with a garage and additional garden space.

This is a home that truly delivers the "wow factor" in both scale and finish offering exceptional versatility, modern living and standout outdoor space. Early viewing is highly recommended to fully appreciate

Kestrel Close, Easington Lane Offers in the region of: **£295,000**



Reception:

9'9" x 17'1" (2.97m x 5.2m)

Laminate Flooring, UPVC Window, Wooden French Doors, Radiator

Kitchen / Diner:

10'11" x 19'6" (3.33m x 5.94m)

Tiled Flooring, UPVC Window, French Doors, Wall and Base Units, Sink with Drainer and Mixer Tap, Integrated Electric Oven, Gas Hob with Extractor, Integrated Dishwasher, Radiator



Utility Room:

6' x 9'8" (1.83m x 2.95m)

Tiled Flooring, UPVC Window, Wall Units

W/C:

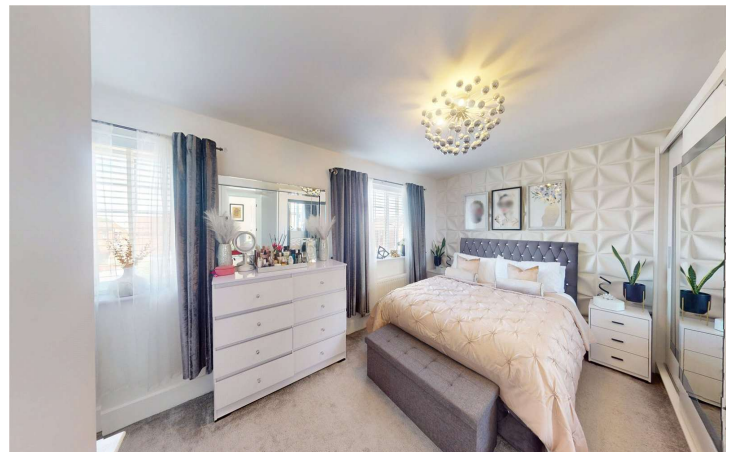
3'4" x 4'9" (1.02m x 1.45m)

Tiled Flooring, W/C, Washbasin with Mixer Tap, Radiator

Master Bedroom:

9'11" x 17'1" (3.02m x 5.2m)

Carpeted Flooring, UPVC Window, Wardrobes, Radiator

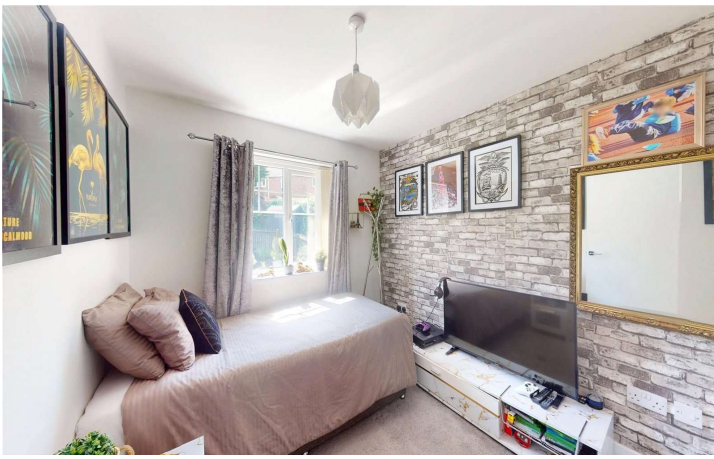


En-Suite:

4'4" x 8'5" (1.32m x 2.57m)

Vinyl Flooring, UPVC Window, W/C, Washbasin with Mixer Tap, Shower Cubicle, Towel Radiator

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Bedroom Two:

8'4" x 11'9" (2.54m x 3.58m)

Carpeted Flooring, UPVC Window, Wardrobes, Radiator

Bedroom Three:

8'4" x 8'6" (2.54m x 2.6m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Four:

8'4" x 10'11" (2.54m x 3.33m)

Carpeted Flooring, UPVC Window, Radiator



Bathroom:

5'7" x 8'8" (1.7m x 2.64m)

Vinyl Flooring, Tiled Walls, UPVC Window, W/C, Washbasin with Mixer Tap, Panelled Bath with Overhead Shower, Towel Radiator, Spotlights

Downstairs Bedroom:

6'2" x 11'5" (1.88m x 3.48m)

Laminate Flooring, UPVC Window, Wardrobes, Radiator

En-Suite:

4'10" x 8'2" (1.47m x 2.5m)

Vinyl Flooring, W/C, Washbasin with Mixer Tap and Vanity Unit, Shower Cubicle



Council Tax Band: D, Sunderland

Parking: Driveway & Garage

Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Viewing Arrangements:

To arrange an appointment to view this property, please contact us on 01915124940.

hours are :

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.





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