



## 5 bed detached house to buy in

Baneberry Drive, Sunderland, Tyne and Wear, SR3 1EF

# £319,950

🛏 x 5   🚿 x 2   🚻 x 2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ 5 bedroom family home
- ✓ Desirable location
- ✓ Immaculately presented
- ✓ Garage & driveway parking
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to welcome to the market this impressive five-bedroom detached residence situated on the sought-after Baneberry Drive, Sunderland.

This stunning family home offers an exceptional blend of style, space, and comfort, making it a standout choice for growing families and professionals alike.

The Property Comprises:

**External & Parking:** The property boasts a generous front driveway providing ample off-street parking, leading to a practical integral garage.

**Living Space:** An inviting, well-sized reception room serves as the heart of the home. Bathed in natural light, it offers a warm and welcoming atmosphere perfect for both entertaining and relaxation.

**Bedrooms:** There are five well-proportioned bedrooms designed for maximum comfort. The master suite features a private, luxurious en-suite bathroom for added convenience.

**Bathrooms:** In addition to the en-suite, the home includes a beautifully appointed family bathroom, finished to a high standard.

Location & Amenities:

Located in the heart of Silksworth, this property is perfectly positioned for families. It is within reasonable walking distance of Mill Hill Primary School and near the New Silksworth Academy, both of which are highly regarded in the local area. For those seeking catholic education, St Leonard's Catholic Primary School is also just a short distance away.

Residents benefit from excellent transport links, with easy access to Sunderland Train Station and the Park Lane Metro Station for connections across the North East.

The property is a stone's throw away from local shops and leisure facilities, offering a perfect balance of suburban quiet and city convenience.

Available for Residential Sale, this immaculately presented home requires an internal inspection to truly appreciate the scale and quality of accommodation on offer.

Viewing highly recommended.

Contact our Sunderland branch today to arrange your appointment.

Council Tax Band: E

Tenure: Freehold

Price: £319,950

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Living Room



## Kitchen



## Dining Room



## Utility



## W/C



## Bedroom 1



## en suite



## Bedroom 2



## Bedroom 3



## Bedroom 4



## Bedroom 5

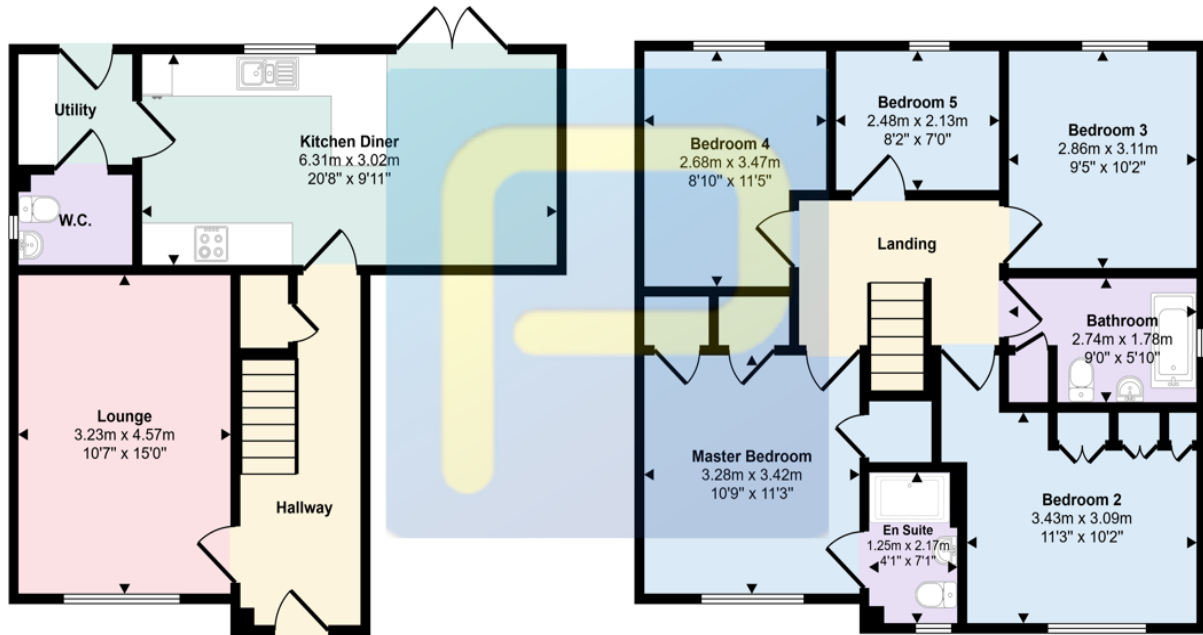


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## Bathroom



Approx Gross Internal Area  
118 sq m / 1267 sq ft



Ground Floor  
Approx 51 sq m / 544 sq ft

First Floor  
Approx 67 sq m / 723 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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