



99 Nursery Road, Elstob Farm, Sunderland, Tyne And Wear, SR3 1NU

£250,000

THOMAS WATSON

Estate Agents

Thomas Watson are delighted to offer for sale this immaculate four bedroom greatly extended and improved semi detached house providing exceptional family accommodation in this popular and convenient residential location. The property has been substantially extended and remodelled in recent years to provide an attractive modern family home with spacious accommodation throughout. Benefitting from upvc double glazing and full gas central heating. Briefly comprising; Entrance hall, living room, opening through to dining room with oak doors leading to large conservatory with underfloor heating, ground floor cloaks/wc, playroom/study, large luxury recently refitted kitchen with quartz work surfaces and a comprehensive range of built in appliances, adjacent dining area and double glazed patio doors leading to rear patio and garden, four double first floor bedrooms, fitted wardrobes, refitted bathroom/wc with luxury suite, large recently resurfaced double driveway and recently landscaped extensive garden to rear. We urge early internal inspection of this superb family home.



ACCOMMODATION COMPRISES

GROUND FLOOR

HALLWAY

Central heating radiator, kamdean flooring, Oak staircase off.



PLAYROOM/ STUDY 7'0"x 11'5" (2.13m 3.48m)

Central heating radiator, spot lights and feature lighting to ceiling. Solid Oak door.



LIVING ROOM (FRONT) 11'0"x 16'10" (3.35m 5.13m)

Solid Oak door, central heating radiator, fireplace with electric fire, coved ceiling, part wood panelled walls, opening through to dining room.



LIVING ROOM (FRONT)



DINING ROOM 9'4"x 11'0" (2.84m 3.35m)

Central heating radiator, double glazed oak doors leading to conservatory.



CONSERVATORY 11'5"x 10'7" (3.48m 3.23m)

Under floor heating. Patio doors leading to garden.



CLOAKS/WC

Suite comprising wash hand basin and low level wc.



KITCHEN 10'4" x 15'4" (Maximum) (3.15m x 4.67m (Maximum))

Solid Oak door. Range of fully fitted luxury wall, floor units and quartz work surfaces, Belfast sink unit, double oven, one of which incorporates a microwave, integrated washing machine, tumble dryer, fridge/freezer, 5 ring gas hob, wine fridge, breakfast bar with stools and lighting above, Karndean flooring, double glazed french doors leading to rear patio and garden, opening through to dining area.



KITCHEN



KITCHEN



DINING AREA 7'0" x 6'1" (2.13m x 1.85m)

Karndean flooring



FIRST FLOOR

LANDING

Storage cupboard.

BEDROOM 1 (FRONT) 15'3" x 9'8" (Plus Wardrobes) (4.65m x 2.95m (Plus Wardrobes))

Solid Oak door. Central heating radiator, fitted wardrobes.



BEDROOM 2 (REAR) 11'4"x 10'9" (3.45m 3.28m)

Solid Oak door. Central heating radiator, Wood panelling to two walls, storage cupboard.



BEDROOM 4 (REAR) 12'8"x 6'11" (3.86m 2.11m)

Solid Oak door. Central heating radiator, feature lighting to ceiling.



EXTERNAL

Double driveway to front. Garden to rear with lawns, patio areas, shrubs, flower beds, artificial grass, trees and fencing. Electric point.



BEDROOM 3 (FRONT) 9'7"x 15'3" (2.92m 4.65m)

Solid Oak door. Central heating radiator. Spot lighting to ceiling.



BATHROOM/WC 7'4"x 8'5" (2.24m 2.57m)

Solid Oak door. Central heating radiator, part tiled walls, spot lighting to ceiling, free standing bath with drencher shower, wash hand basin in vanity unit and low level wc.



EXTERNAL



Disclaimer

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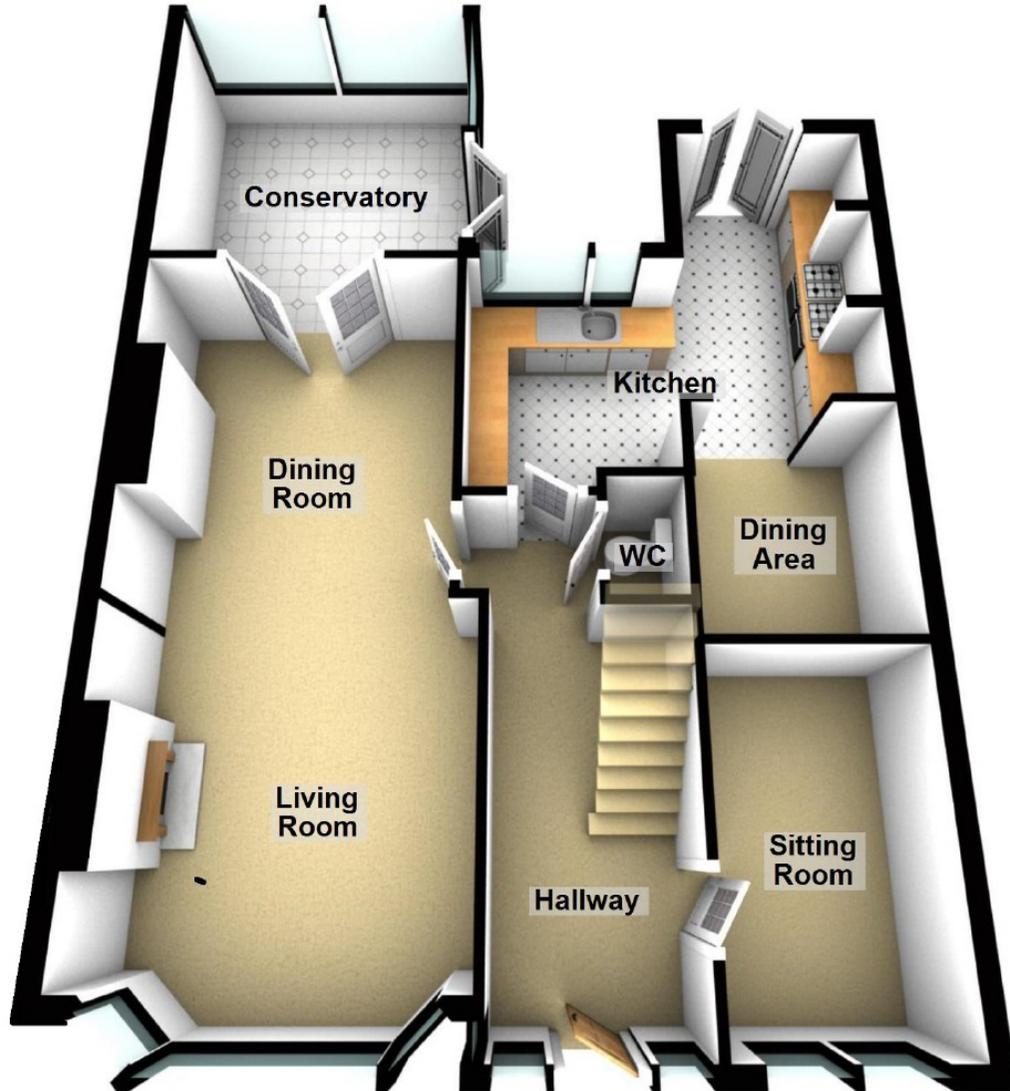
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Ground Floor

Approx. 785.7 sq. feet



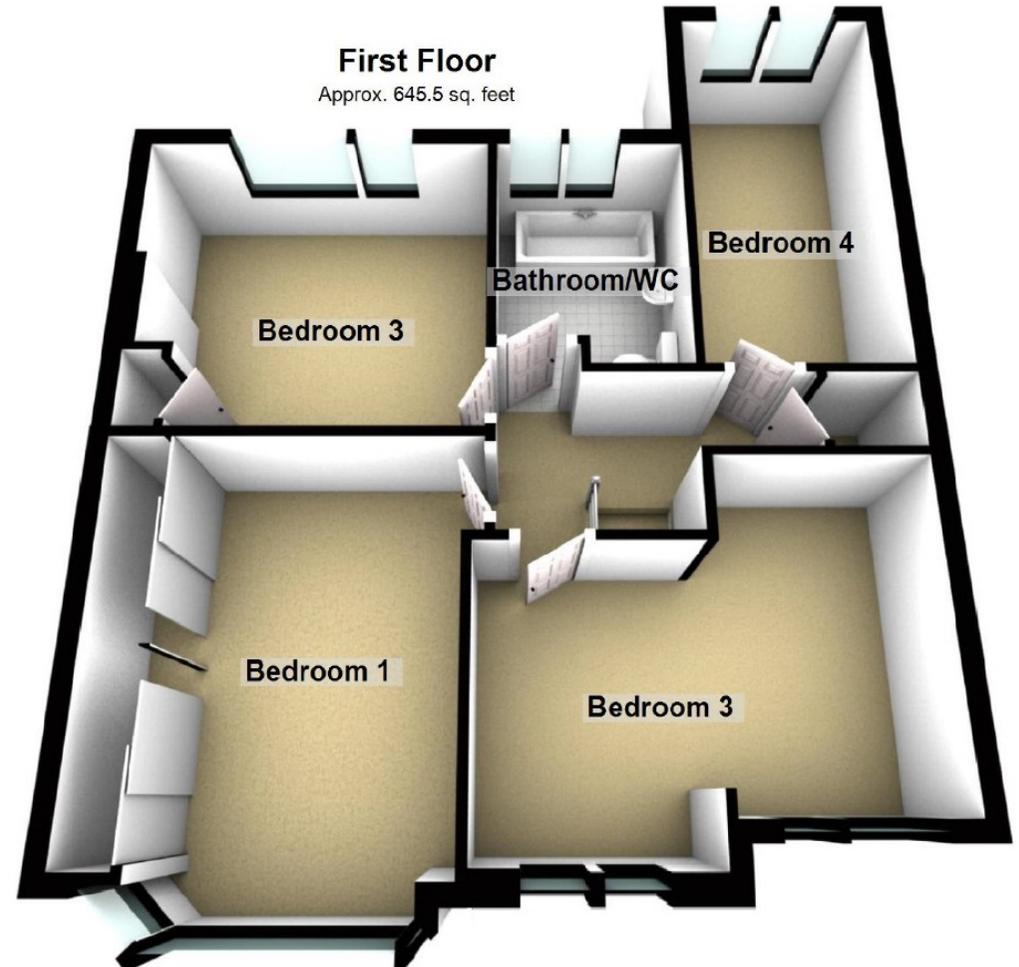
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Chartered Surveyor & Estate Agent

"My wife and I will sell your home personally"

First Floor

Approx. 645.5 sq. feet





Energy Performance Certificate



99, Nursery Road, SUNDERLAND, SR3 1NU

Dwelling type: Semi-detached house
Date of assessment: 01 September 2016
Date of certificate: 05 September 2016

Reference number: 0598-1072-7241-4976-0974
Type of assessment: RdSAP, existing dwelling
Total floor area: 119 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,658

Over 3 years you could save: £ 321

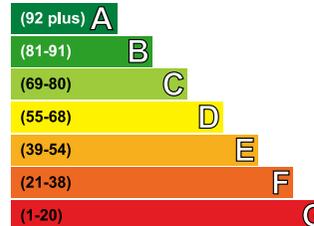
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 213 over 3 years	
Heating	£ 2,052 over 3 years	£ 1,890 over 3 years	
Hot Water	£ 393 over 3 years	£ 234 over 3 years	
Totals	£ 2,658	£ 2,337	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
74	85

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 210	✓
2 Solar water heating	£4,000 - £6,000	£ 111	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 816	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.