



Meadowgate, Hylton Bank, South Hylton, Sunderland, Tyne And Wear, SR4 0LJ

£480,000

THOMAS WATSON

Estate Agents

We are delighted to offer for sale this extremely spacious individually designed detached residence situated on a large plot of approximately half an acre off South Hylton Bank with good access to all local amenities including the nearby Metro Station. The property is offered for sale with the benefit of a building plot having full planning permission for a four/five bedroom detached residence. The property benefits from full double glazing and gas central heating. Briefly comprising; ground floor, hallway, large living room with doors opening to extension garden room, lobby, cloaks/wc, spacious fully fitted kitchen/ breakfast room with appliances, ground floor bathroom/wc, study/ bedroom 5, two bedrooms both of which have en suite shower rooms, first floor, lounge, second bathroom/wc, and two further double bedrooms. Externally there is a double garage with driveway and large building plot with planning permission. Plans are available for inspection at the Sunderland Office.



ACCOMMODATION COMPRISES

GROUND FLOOR

HALLWAY

Central heating radiator, staircase off, storage cupboard.

LIVING ROOM 19'0"x 15'0" (5.79m 4.57m)

Two central heating radiators, double sliding doors leading to Garden Room

GARDEN ROOM 12'5"x 27'10" (3.78m 8.48m)

Two central heating radiators, three skylights, double glazed french doors



LOBBY

Tiled floor, composite door

CLOAKS/WC

Heated towel rail, extractor fan, suite comprising wash hand basin in vanity unit and low level wc

KITCHEN/ BREAKFAST ROOM 11'0"x 29'9" (3.35m 9.07m)

Range of fully fitted luxury wall, floor units and work surfaces with breakfast bar, stainless steel sink unit, two central heating radiators, integrated appliances including electric oven, ceramic hob, cooker hood, dish washer, fridge and wine cooler



KITCHEN/ BREAKFAST ROOM



BATHROOM/WC 7'3"x 5'6" (2.21m 1.68m)

Chrome heated towel rail, pvc clad walls and ceiling with spot lighting, suite comprising panelled bath, wash hand basin and low level wc.



STUDY 9'10"x 10'3" (3.00m 3.12m)

Central heating radiator, wood stripped floor



BEDROOM 1 (FRONT) 14'3"x 15'4" (4.34m 4.67m)

Central heating radiator, fitted wardrobes to two walls, window seat

**EN SUITE SHOWER ROOM/WC**

Chrome heated towel rail, extractor fan, pvc clad walls and ceiling, suite comprising shower cubicle with plumbed in shower, wash hand basin and low level wc

BEDROOM 2 13'10"x 11'5" (4.22m 3.48m)

Central heating radiator, fitted wardrobes

**EN SUITE SHOWER ROOM/WC**

Suite comprising double shower cubicle with plumbed in shower, pedestal wash hand basin and low level wc, chrome heated towel

rail, pvc clad walls and ceiling, tiled floor

FIRST FLOOR**LOUNGE 13'5"x 11'7" (4.09m 3.53m)**

Spot lighting to ceiling, double glazed patio doors leading to balcony overlooking rear garden

**BATHROOM/WC 7'10"x 14'10" (2.39m 4.52m)**

Electric panelled radiator, luxury suite comprising free standing bath, wash hand basin in vanity unit, shower cubicle with plumbed in shower and low level wc, storage in eaves

**BATHROOM/WC****BEDROOM 3 11'8"x 13'6" (3.56m 4.11m)**

Double glazed patio doors leading to balcony

**BEDROOM 4 7'6"x 14'10" (2.29m 4.52m)**

Electric radiator, storage in eaves

EXTERNAL

Double garage with driveway. Extensive gardens to front and south facing gardens to rear with lawns, gravelled areas, shrubs, flower beds, patio areas .



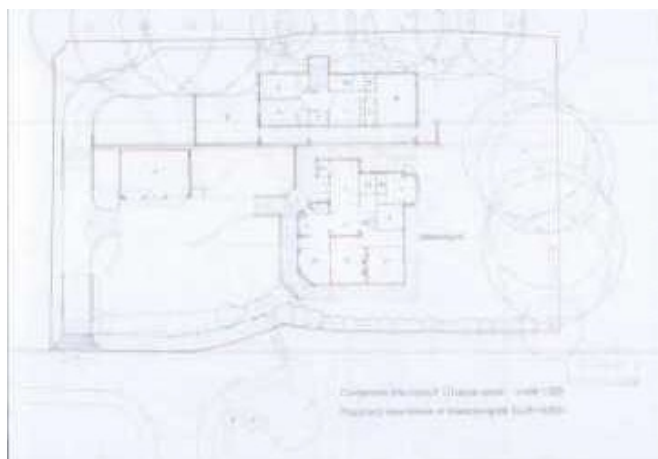
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EXTERNAL



BUILDING PLOT



PLANNING ILLUSTRATION

Planning permission has been granted for a four/five bedroom detached house approached from a gated entrance. The accommodation is arranged over three floors with a covered entrance way from a three car garage and forecourt providing access to a hallway with cloaks and storage, staircase to upper levels. Open plan kitchen with dining area, study and large lounge with sliding folding panoramic doors opening to a patio area overlooking the east garden. First floor landing with balcony overlooking kitchen, two bedrooms with en suite facilities, study, spacious family bathroom and master bedroom with dressing room

Disclaimer

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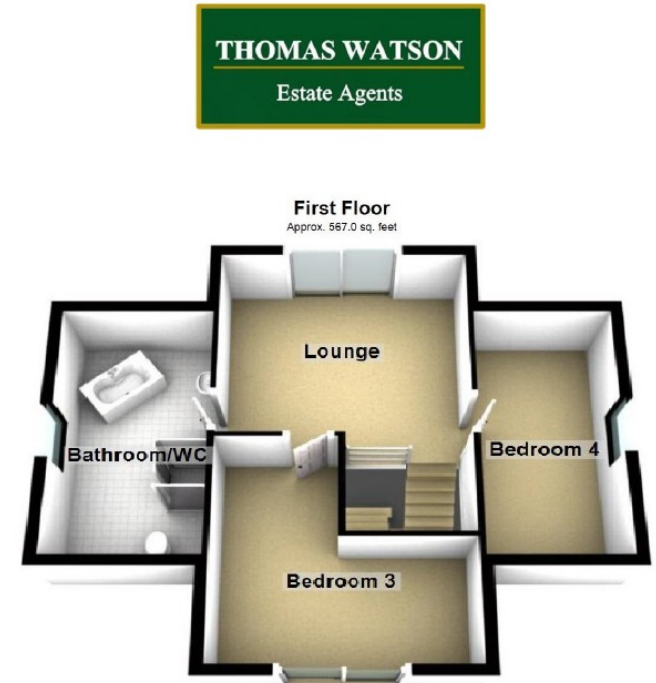
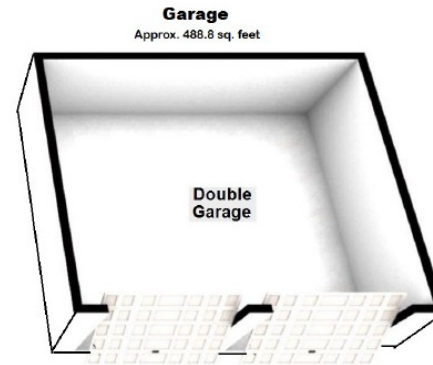
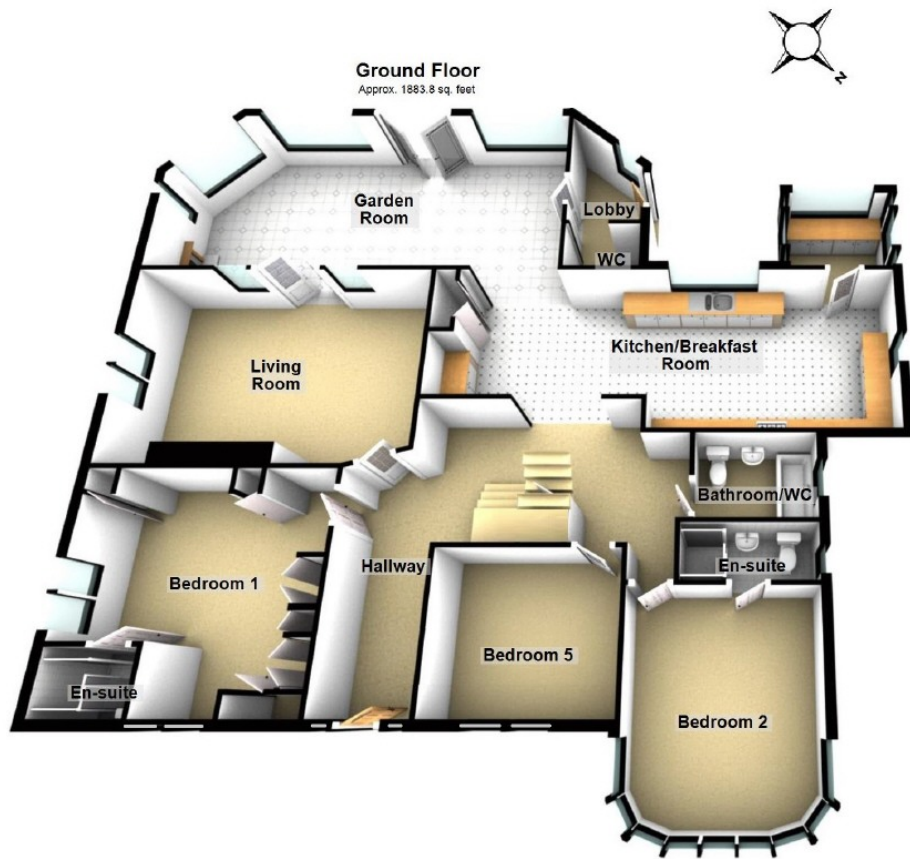
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Energy Performance Certificate



Meadowgate, Hylton Bank, SUNDERLAND, SR4 0LJ

Dwelling type: Detached house
Date of assessment: 05 September 2017
Date of certificate: 07 September 2017
Reference number: 8373-6321-4980-4575-2902
Type of assessment: RdSAP, existing dwelling
Total floor area: 204 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:	£ 5,103
Over 3 years you could save	£ 423

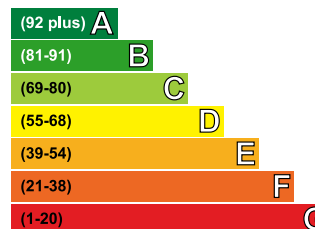
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 309 over 3 years	
Heating	£ 4,461 over 3 years	£ 4,038 over 3 years	
Hot Water	£ 333 over 3 years	£ 333 over 3 years	
Totals	£ 5,103	£ 4,680	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
66	74

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 Floor insulation (suspended floor)	£800 - £1,200	£ 423	
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 873	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.