



81 Sutherland Drive, The Broadway, Sunderland, Tyne And Wear, SR4 8RJ

Offers over £235,000

THOMAS WATSON

Estate Agents

We are delighted to offer for sale this spacious executive style four bedroom detached residence situated on this popular and convenient development located close to shops, schools and all amenities. Benefitting from upvc double glazing, gas central heating, good decorative order throughout. Comprising; hallway, living room, dining room, fitted kitchen with appliances, utility room, ground floor cloaks/wc, four first floor bedrooms, two of which have built in wardrobes, en suite shower room/wc to master bedroom, family bathroom/wc, integral garage with driveway and pleasant lawned gardens to front and rear. An ideal family home.



ACCOMMODATION COMPRISES

GROUND FLOOR

HALLWAY

Central heating radiator with cover. Wood strip floor. Staircase off.

LIVING ROOM (front) 3.73 x 5.18 (12'3" x 17'0")

Fireplace with fitted coal effect gas fire, double central heating radiator. Wood strip floor. Coved ceiling, double doors through to dining room.



LIVING ROOM



DINING ROOM 2.67 x 3.38 (8'9" x 11'1")

Central heating radiator. Wood strip floor. Double glazed French doors leading to garden.



KITCHEN 2.99 x 2.78 (9'10" x 9'1")

Range of fitted wall, floor units and work surfaces. Stainless steel sink unit and single drainer, part tiled walls, tiled floor, central heating radiator, breakfast bar. Electric oven and gas hob with cooker hood. Integrated dishwasher.



KITCHEN



UTILITY 1.8 x 2.11 (5'11" x 6'11")

Baxi combi boiler. Composite rear door. Stainless steel sink unit and single drainer. Tiled floor. Central heating radiator.

CLOAKS/WC

Central heating radiator. Tiled floor. Suite comprising wash hand basin and low level WC.



FIRST FLOOR

LANDING

Storage cupboard.

BEDROOM 1 (front) 4.8 x 3.18 (15'9" x 10'5")

Central heating radiator. Two built in wardrobes.



BEDROOM 1



EN-SUITE SHOWER ROOM/WC 1.02 x 2.24

(3'4" x 7'4")

Shower cubicle with plumbed in shower, pedestal wash hand basin and low level wc. Central heating radiator. Electric shaver point. Tiled floor. Extractor fan.



BEDROOM 2 (front) 2.68 x 3.33 (8'10" x 10'11")

Double central heating radiator.

**BEDROOM 3 (rear) 2.68 x 2.63 (8'10" x 8'8")**

Central heating radiator. Built in wardrobes.

**BEDROOM 4 (rear) 2.74 x 2.62 (9'0" x 8'7")**

Central heating radiator.

**BATHROOM/WC 1.76 x 2.05 (5'9" x 6'9")**

Chrome heated towel rail, fully tiled walls, tiled floor, extractor fan, spot lighting to ceiling. Suite comprising panelled bath with plumbed in shower, pedestal wash hand basin and low level wc.

**EXTERNAL**

Gardens to front and rear with lawns, shrubs, patio, flower beds and decking. Integral garage with driveway.

**Disclaimer**

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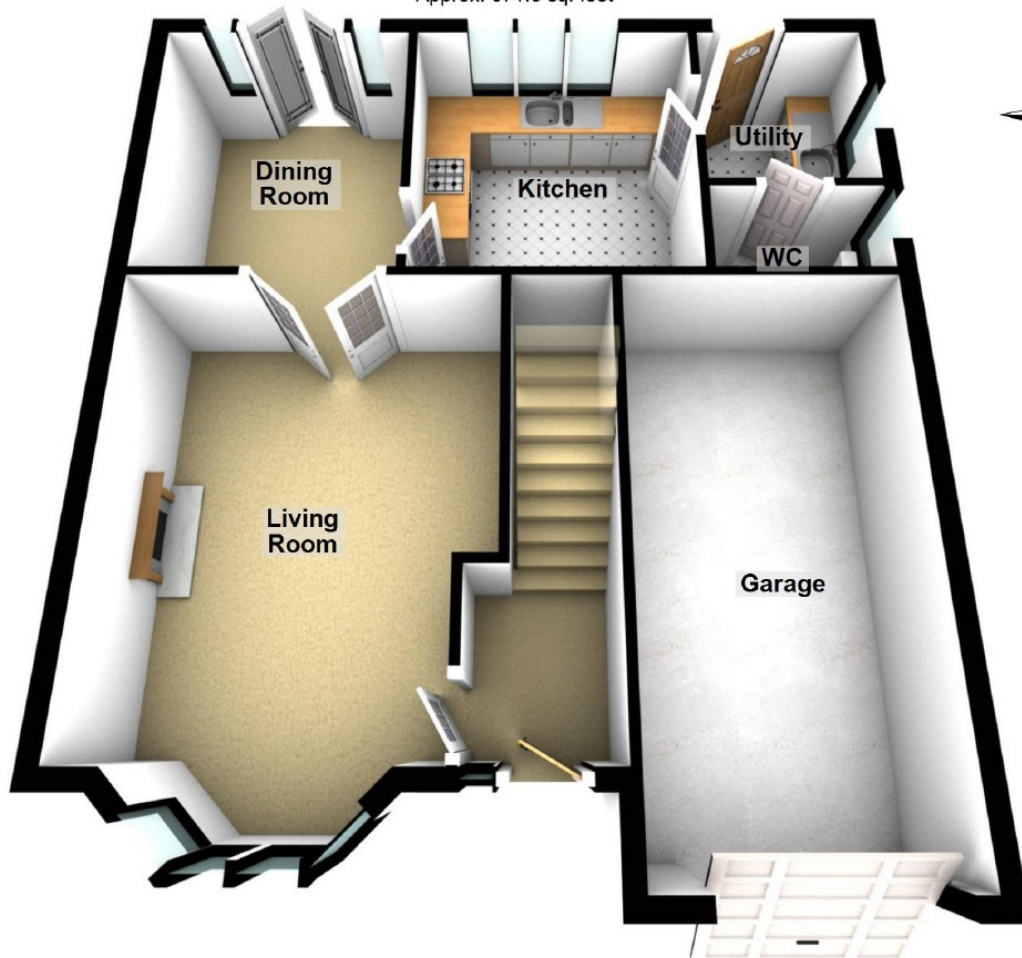


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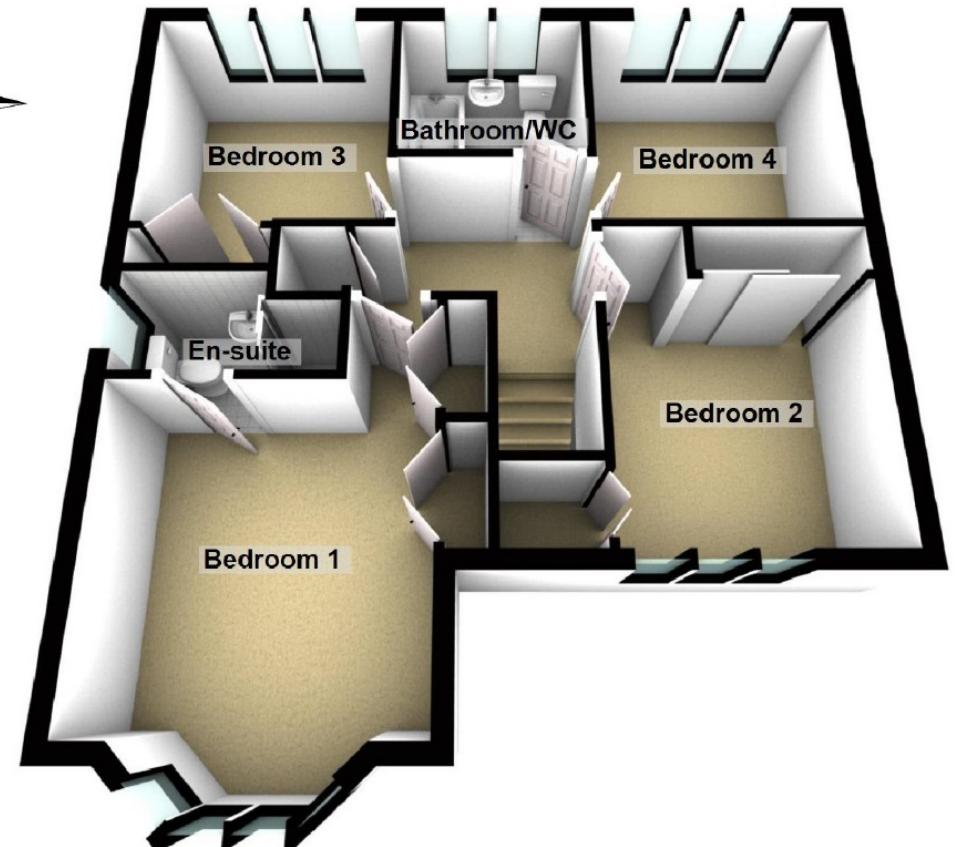
Ground Floor

Approx. 671.6 sq. feet



First Floor

Approx. 564.0 sq. feet





Energy Performance Certificate



81, Sutherland Drive, SUNDERLAND, SR4 8RJ

Dwelling type: Detached house
Date of assessment: 01 October 2019
Date of certificate: 01 October 2019

Reference number: 0298-3956-7230-6361-9930
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:	£ 2,667
Over 3 years you could save	£ 90

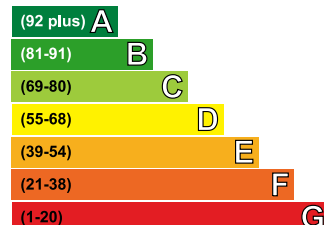
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 252 over 3 years	
Heating	£ 2,139 over 3 years	£ 2,139 over 3 years	
Hot Water	£ 276 over 3 years	£ 186 over 3 years	
Totals	£ 2,667	£ 2,577	

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
71	80

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
1 Solar water heating	£4,000 - £6,000	£ 90
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 930

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.