



Spire View, Sunderland, SR3 1AE

Recently featured on the Welcome Home YouTube channel this stunning 4 bedroom property, featuring gym, sauna and roof terrace has ultra high quality finishes throughout. From the Spitfire front door to the Karndean floors this property exudes style and substance. Recently completed this property features an ultra-modern design with floor to ceiling windows allowing views over Sunderland and reaching as far as the coast. Nestled into the face of the hill, this stunning property has its own private terrace and green wildflower rooftop that blends beautifully into the surrounding area as well as a large garden.

The property features heat source pump underfloor heating which means Karndean and luxury tiled floors that flow through the property are warm to touch and create a real minimalist feel since no radiators are needed. The windows allow light to stream in from all angles and feature internal remote-controlled blinds. High efficiency heating and insulation means this is a true ecohome.

On the entrance level there is the hall with cloakroom/wc and double doors leading through to the vast open plan living room, dining area and kitchen. You can also access a roof terrace via the full-length sliding doors from the lounge.

Offers In The Region Of £687,000

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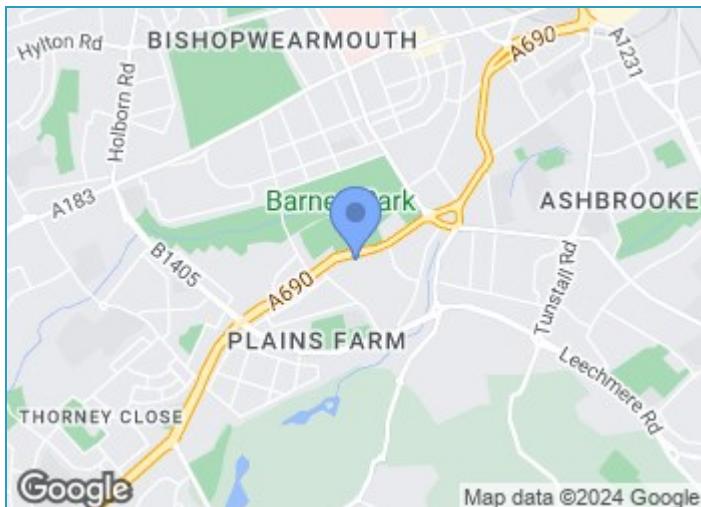


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- Exclusive Development
- Highly insulated eco home
- No onward chain
- New build
- High specification finishes throughout
- Freehold interest
- Air source heating
- Space for Home Gym & Sauna
- Council tax band G

[Directions](#)



Floor Plan

Spire View



Total Area: 202.4 m² ... 2179 ft² (excluding terrace)
All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	87	93
(81-91) B		
(70-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	