

Mangrove Road, Doxford Green, Sunderland £375,000











Situated on the sought-after Doxford Green development, this impressive four-bedroom detached home offers spacious and modern family accommodation throughout. The ground floor comprises a welcoming entrance hall, a comfortable lounge, and a superb open-plan kitchen, dining and living area with doors opening onto the enclosed lawned rear garden, creating an ideal space for both everyday family life and entertaining. A separate utility room and a convenient downstairs WC complete the ground floor. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, together with a contemporary family bathroom. Externally, the property benefits from a driveway providing off-street parking, leading to a garage. To the rear is an enclosed lawned garden, offering an excellent outdoor space for families and al fresco dining.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door into

Reception Hall




Double glazed window to front, stairs to first floor, radiator and storage cupboard.

Lounge 11'1" x 17'0"





Double glazed bay window to front and 2x double radiators.

Open Plan Kitchen and Living Area 23'11" x 10'0"









Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated double oven, 5 burner gas hob and extaractor hood, fridge freezer and dishwasher. Double glazed window and UPVC double glazed French patio doors to rear. 2x double radiators and door to utility.

Utility




Wall and base units with countertops over providing space for washing machine and tumble dryer. Housing wall mounted combination boiler. Radiator and Composite door to side.

Cloackroom/WC




Low level wc and hand wash basin. Radiator, storage cupboard and double glazed window.

First Floor Landing



Access point to loft, radiator and storage cupboard. Doors to

Bedroom 1 11'6" x 13'5"





Double glazed window to front, radiator and built in wardrobes. Door to en suite.

En Suite Shower Room




Shower cubicle, low level wc and hand wash basin. Chrome heated towel rail and double glazed window to side.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'4" x 9'11"



Double glazed window to rear and a radiator.

Bedroom 3 10'3" x 9'1"



Double glazed window to rear, built in mirrored sliding door wardrobes and a radiator.

Bedroom 4 8'10" x 9'11"



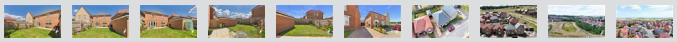
Double glazed window to front, radiator, built in mirrored sliding door wardrobes and a storage cupboard.

Bathroom



Bath with shower over, low level wc and hand wash basin. Chrome heated towel rail and double glazed window.

Outside



Attractive lawned garden benefitting from a paved patio seating area, wooden gate to easily access garage.

Council TaxBand
The Council Tax is Band E

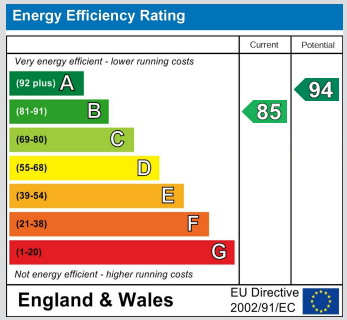
Tenure FH
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

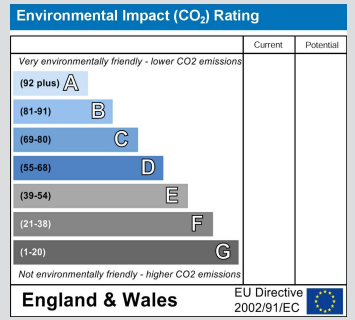
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Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

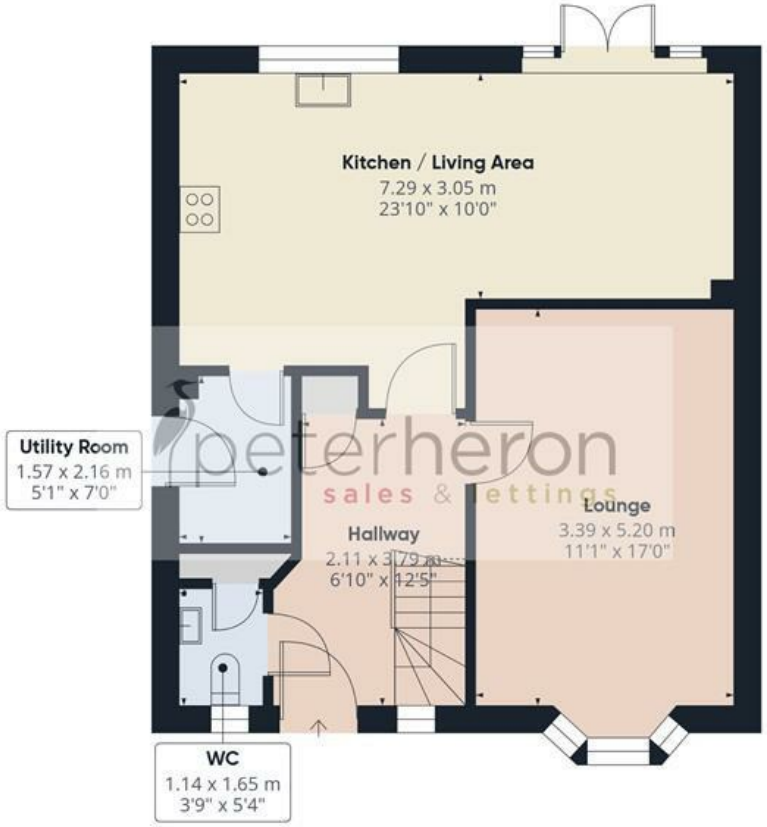
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MAIN ROOMS AND DIMENSIONS





Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

130.9 m²

1406 ft²

Reduced headroom

0.8 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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