

Charlton Road, Fulwell, Sunderland

Offers over £399,950











This spacious five-bedroom semi-detached home occupies a generous corner plot in the highly sought-after coastal suburb of Fulwell, offering an exceptional combination of stylish family living, superb amenities, excellent outdoor space and outstanding connectivity.

One of the property's greatest attractions is its enviable location. Fulwell is a wonderful place to live, with the beautiful Roker, Seaburn & Whitburn seafronts close at hand, providing miles of scenic coastal walks, beaches and family-friendly leisure opportunities. A fantastic selection of shops, cafés, restaurants and everyday amenities can be found nearby, particularly along Fulwell Road and Sea Road Shopping Centre, while excellent local schools and attractive green spaces further enhance the appeal of the area.

For commuters, the location is particularly convenient, with Seaburn Metro Station right on the doorstep, providing easy access across Sunderland and towards Newcastle and the wider Tyne and Wear network. Major road routes are also within easy reach, making travel throughout the wider North East conurbation straightforward. Whether heading into Sunderland, Newcastle or further afield, residents can enjoy the rare benefit of excellent transport connections without compromising on the lifestyle offered by this desirable coastal setting.

The property itself provides generous and versatile accommodation, making it an excellent choice for families or larger households. It occupies a substantial corner plot with a beautiful, private front garden, private rear garden and decking area, together with a 3 car driveway to the rear leading to a double garage and permit street parking passes to the front. The home is presented in excellent condition throughout and benefits from the added convenience of a downstairs WC.

MAIN ROOMS AND DIMENSIONS

At the heart of the home is the impressive modern kitchen-dining room, combining style with practicality. Wood worktops, a Belfast sink and integrated appliances create a characterful yet contemporary space, while direct access onto the garden makes it particularly well suited to family life and entertaining.

The bright and welcoming reception room features large windows, a striking feature fireplace and pleasant views over the garden, creating a comfortable space in which to relax.

There are five well-proportioned bedrooms, providing excellent flexibility for modern family living. The spacious master bedroom features attractive wood-panelled walls and a private en-suite with shower cubicle. Bedroom three is a generous ground-floor double with a contemporary slat-panelled feature wall, while bedroom four is another double room with its own fireplace. Bedroom five is a versatile single bedroom that would make an ideal home office, nursery or dressing room. The main bathroom is stylishly appointed and includes a bath.

Overall, this is a fantastic opportunity to acquire a substantial and beautifully presented family home in one of Sunderland's most desirable locations. With the coast, superb local amenities, excellent schools, Seaburn Metro Station and major transport routes all close by, Fulwell offers an outstanding quality of life with everything you could need within easy reach.

Ground Floor
Access via UPVC entrance door.

Reception Hall
Radiator and stairs to first floor with storage under.

Lounge 11'8" x 13'11"
Double glazed bay window front, radiator and feature fireplace.

Kitchen/Diner 13'8" x 10'6"
Range of wall and base units with wooden countertops over incorporating a single bowl Belfast style sink and drainer with mixer tap. Integrated oven, electric hob and hood, fridge freezer, microwave and dishwasher. Double glazed bay window and UPVC door to rear. Column radiator and radiator.

Bedroom 4 9'1" x 13'11"
Double glazed bay window to front and radiator.

Cloakroom/WC
Low level wc and wash basin set into vanity unit and radiator.

First Floor Landing

Bedroom 1 22'0" x 12'2"
Double glazed window to front, two radiators and door to en-suite.

En-Suite Shower Room
Low level WC, washbasin and shower cubicle, radiator and double glazed window to rear.

Bedroom 2 13'2" x 11'5"
Double glazed bay window to front and radiator.

Bedroom 3 12'6" x 10'11"
Double glazed window to rear, radiator and feature fireplace.

Bedroom 5 8'7" x 6'9"
Double glazed window to rear and radiator.

Bathroom 8'10" x 6'3"
Low level WC, washbasin and bath with shower over, radiator and double glazed bay window.

Outside
Front and rear gardens with attractive lawned areas to front, gated driveway to rear with decked seating area.

Garage 16'6" x 17'2"
Access via roller shutter door.

Council Tax Band
The Council Tax Band is Band D.

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

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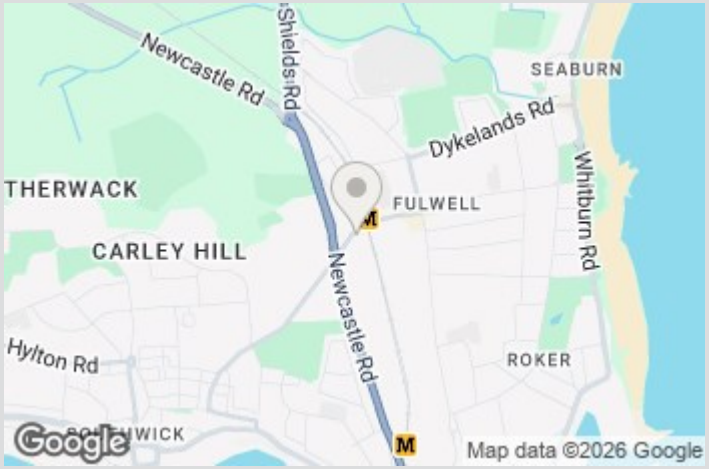
MAIN ROOMS AND DIMENSIONS

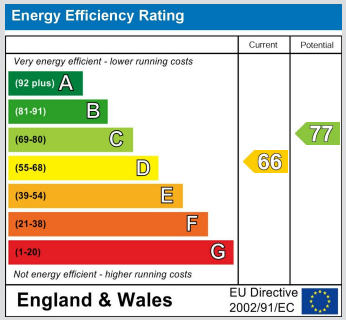
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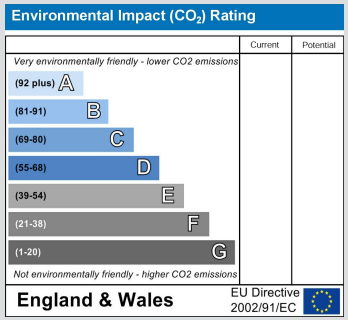
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To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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

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Ground Floor



First Floor



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Approximate total area(1)

158.2 m²

1702 ft²

Reduced headroom

1.7 m²

18 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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