

The Square, Fulwell, Sunderland

£1,100,000


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An exceptional opportunity to acquire one of the larger executive detached residences within "The Square", one of the region's most prestigious and highly sought-after gated developments, situated on the boundary of Fulwell and Cleadon Village.
An exclusive courtyard development of individually styled executive homes set within beautifully maintained private grounds, The Square enjoys a wonderful sense of privacy and exclusivity, further enhanced by a "private residents-only" meadow, ideal for families and dog walkers alike.
Originally designed as an eight-bedroom residence and extending to in excess of 5,000 sq. ft., this magnificent home offers an exceptional scale of living accommodation arranged over three floors, providing remarkable versatility for modern family living, entertaining and home working.
A welcoming reception hall sets the tone for the accommodation beyond, with the ground floor incorporating a cloakroom, an elegant formal lounge, a separate family room and an impressive open-plan living kitchen with generous dining and living areas, forming the natural heart of the home. A separate pantry and utility room complement the accommodation, providing additional practicality.
The first floor is particularly impressive, featuring a substantial principal bedroom suite with a private west-facing balcony overlooking the rear gardens, a dedicated dressing room with fitted wardrobes and a generously proportioned en-suite bathroom. Three further double bedrooms, each enjoying the luxury of it.
Originally configured to provide four additional bedrooms and a family bathroom, the second floor offers tremendous flexibility, with considerable scope for guest accommodation, home offices, a private gym or dedicated leisure and entertainment facilities.

MAIN ROOMS AND DIMENSIONS

Externally, attractive gardens to the front are complemented by a substantial four-car driveway leading to an integral double garage, whilst the delightful west-facing lawned gardens to the rear enjoy an attractive open aspect, providing a wonderful setting for outdoor entertaining and relaxation in the afternoon and evening sunshine.
Combining the tranquillity and exclusivity of a private gated development with the convenience of nearby Cleadon Village, excellent local amenities, well-regarded schools and the region's stunning coastline, this outstanding residence represents a rare opportunity to acquire a home of such exceptional proportions in one of the area's most desirable residential settings.
Immediate internal inspection is unreservedly recommended to fully appreciate the extraordinary scale, versatility and enviable setting of this magnificent family home.

Ground Floor
Access via entrance door.

Entrance Lobby
Access via entrance door. Inner door to hall.

Entrance Hall




Two radiators, storage, mirrored wall and stairs to first floor. Door to double garage.

Cloakroom/WC



Low level wc, wash basin and radiator. Double glazed window and door to cloaks cupboard.

Home Office





Double glazed window to front and radiator.

Lounge





Media wall built in TV, radiator and double glazed sliding patio doors to rear.

Open Plan Kitchen and Living Area




Living Area





Double glazed sliding patio doors to rear.

Kitchen







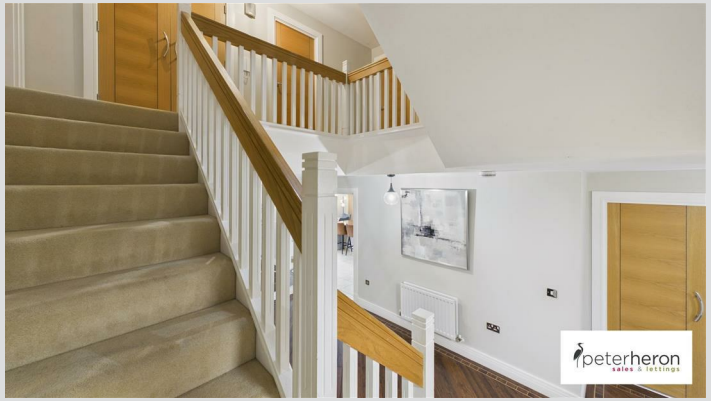

Range of modern wall and base units with countertops over. Integrated range master oven with five burner electric hob and hood, microwave, American style fridge freezer and coffee machine. Breakfast bar with base units and integrated wine fridge. Storage cupboard and doors to utility and pantry.

Utility
Base units with countertops over incorporating a single bowl under counter sink and drainer unit with mixer tap. Space for washing machine and tumble dryer. Wall mounted boiler, radiator and door to rear.

Pantry
Built in shelving.

MAIN ROOMS AND DIMENSIONS

First Floor Landing



Large storage cupboard, radiator and stairs to second floor.

Principal Bedroom



Double glazed sliding patio doors to first floor west facing balcony. Open plan into dressing room and wardrobes.

Dressing Room/Walk in Wardrobes



Two double glazed windows to front, two radiators and built in wardrobes. Door to en-suite bathroom.

En-Suite Bathroom



Freestanding bath, walk in rainfall shower cubicle, low level wc and Jack and Jill dual wash basins. Double glazed window, radiator and chrome heated towel rail.

Balcony



Bedroom 2



Double glazed window to rear and a radiator. Door to en-suite shower room and open plan into walk in wardrobes.

Walk in Wardrobes
Built in wardrobes and mirror.

En-Suite Shower Room



Shower cubicle, low level wc and wash basin. Chrome heated towel rail.

Bedroom 3



Two double glazed window to front, radiator and door to en-suite shower room.

En-Suite Shower Room



Shower cubicle, low level wc and wash basin. Double glazed window and chrome heated towel rail.

Bedroom 4



Double glazed window to rear, radiator and built in wardrobes. Door to en-suite bathroom.

MAIN ROOMS AND DIMENSIONS

En-Suite Bathroom




Bath with shower tap, low level wc and wash basin. Chrome heated towel rail and double glazed window to rear.

Second Floor Landing



Access point to loft and radiator.

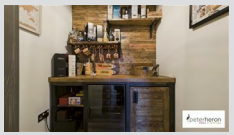
Cinema/Entertainment Room with Bar





Two double glazed windows to rear elevation, two radiators and media wall with built in storage/shelving. Door to Bar Area.

Bar Area





An impressive built-in bar featuring a bespoke bucket-style stainless steel sink with an antique brass-effect mixer tap, complemented by rustic timber worktops and wood-panelled splashbacks`. Integrated wine cooler.

Bedroom 5/Home Gym





Two double glazed windows to front and rear elevations, two radiators and built in wardrobes. Feature mirrored wall.

Bedroom 6





Double glazed window to front elevation, radiator and large storage cupboard.

Bedroom 7




Double glazed window to front and radiator.

Bathroom




Fully tiled featuring a bath with shower tap, low level wc and wash basin. Chrome heated towel rail.

Outside





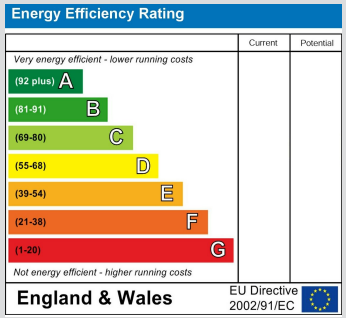


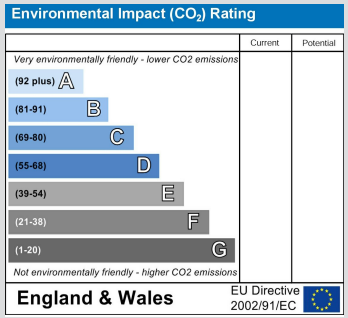
Attractive lawned gardens to the front with mature hedging, double width and double length drive providing off street parking for at least four cars and leading to an integral double garage with 2x electric remote control up and over doors. To the rear landscaped gardens to the rear with extensive patios seating areas and a covered Gazebo accessed directly from the main lounge. Outside bar area with storage space under and power supply. Private gate to communal meadow to the rear featuring extensive lawns and mature trees and hedging provide the optimum in privacy and security. Communal gardens to the front of the property being a wonderful area for social gatherings between residents within this private gated development.

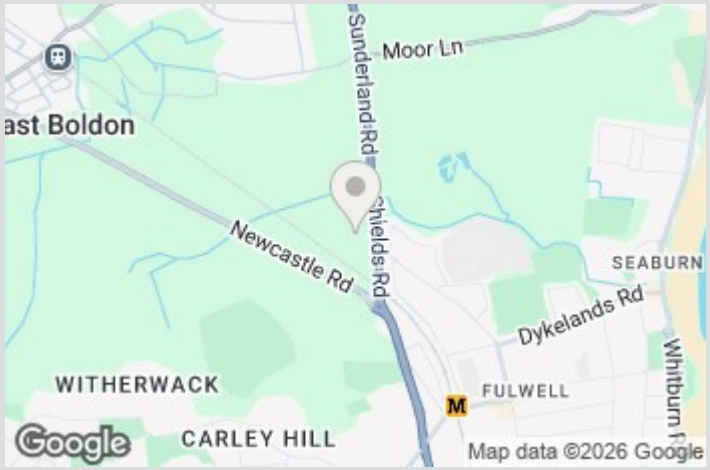
MAIN ROOMS AND DIMENSIONS

Double Garage

Aerial Shots









Ground Floor



First Floor



Second Floor



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Approximate total area(1)

478.8 m²

5157 ft²

Reduced headroom

0.6 m²

6 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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