



## 4 bed detached house to buy in

Lodgeside Meadow, Burdon, Sunderland,  
Tyne and Wear, SR3 2PN

# £449,950

 x4  x3  x2

Tenure

**Freehold**

## Property features

- ✓ 4 Bedroom detached family home
- ✓ Highly desirable area
- ✓ Premium luxury finish
- ✓ Rare to market
- ✓ EPC Rating G

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: G
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are thrilled to present this commanding four-bedroom detached family home to the market. Nestled within a prestigious executive development in the tranquil hamlet of Burdon, this property is a standout, occupying an exceptionally large corner plot that offers a rare degree of privacy and outdoor space.

This home has been meticulously maintained and features an ultra premium finish throughout, blending contemporary elegance with practical family living.

### Key Features

**Commanding Corner Plot:** Situated on one of the most generous plots in the development, featuring extensive rear gardens and a prominent position.

**Premium Interior:** Boasts high-specification finishes, including a spacious modern breakfasting kitchen with integrated appliances.

**Flexible Living Spaces:** Three distinct reception rooms including a large lounge, a formal dining area, and a dedicated study/home office.

**Master Suite:** A generously sized master bedroom complete with fitted robes and a private en-suite bathroom.

### Accommodation Details

**Ground Floor:** A welcoming large entrance hallway leads to the principal reception rooms. The heart of the home is the upgraded kitchen/diner, featuring French doors that open directly onto the patio—ideal for entertaining. A separate utility area and ground-floor cloaks provide added convenience.

**First Floor:** Comprises four double bedrooms and a modern family bathroom. The master and guest bedrooms are thoughtfully designed with a focus on light and space.

External: To the front, there is a large driveway providing ample off-road parking leading to a garage. The rear garden is a true highlight, featuring a manicured lawn, established borders, and a dedicated seating area.

#### Location

Perfectly positioned for commuters, the property offers easy access to the A19 and A690. Local residents enjoy the best of both worlds: scenic walks through green open spaces right on the doorstep, while being just a short drive from the vibrant coastal attractions of Seaham and Roker.

Viewing is essential to fully appreciate the calibre and scale of this home. Contact the Pattinson Sunderland branch today to arrange your appointment.

Council Tax Band: F

Tenure: Freehold

Price: £449,950

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Living Room



## Kitchen



## Dining Room



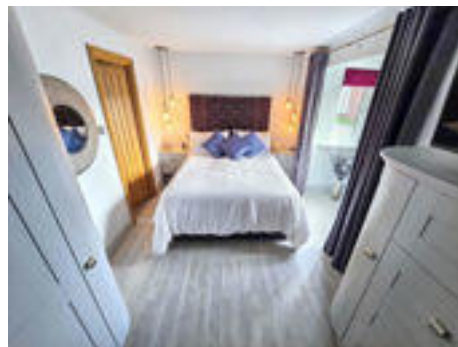
## Office/Study



## Cloak



## Master bedroom



## Master en suite



## Bedroom 2



## Bedroom 3



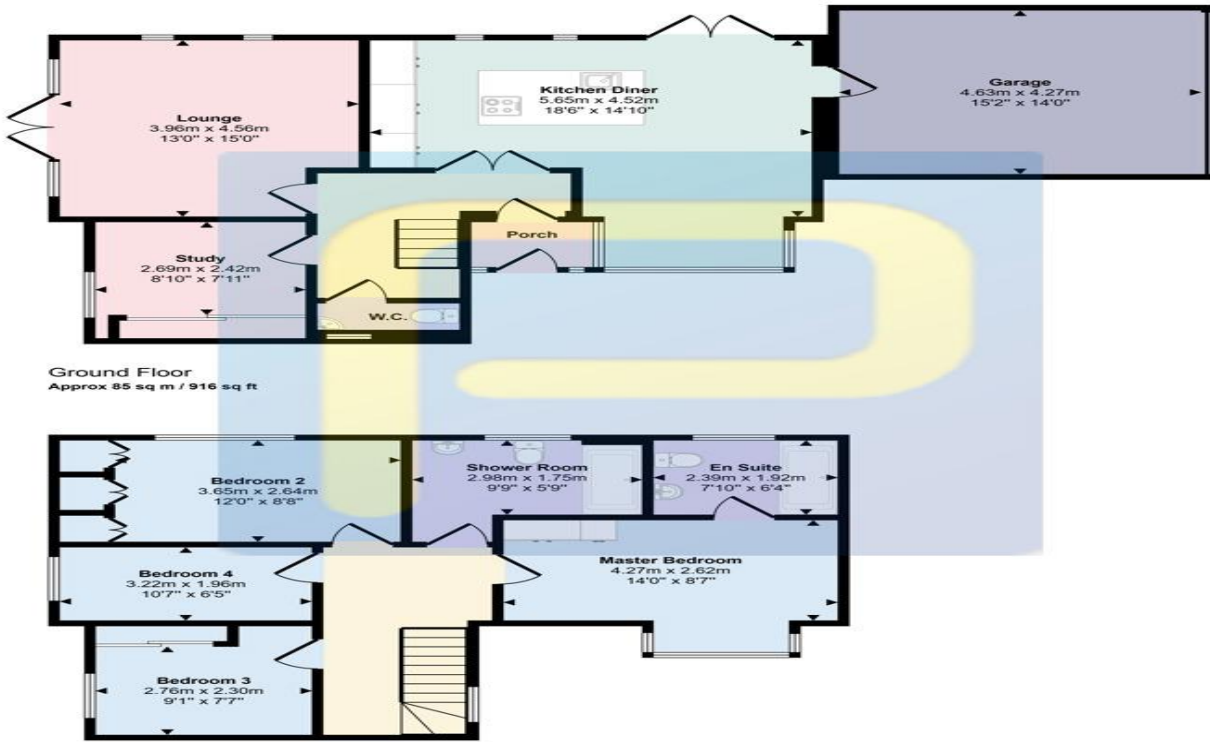
## Bedroom 4



## Bathroom



Approx Gross Internal Area  
148 sq m / 1592 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>1</b>	<b>1</b>
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Lodgeside Meadow, Burdon, Sunderland, Tyne and Wear, SR3 2PN

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

