



**21, The Square, Fulwell, Sunderland O.I.R.O £975,000**

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**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



Bradley Hall Sunderland are delighted to welcome this prestigious six bedroom executive detached home within situated within an exclusive gated community located on the outskirts of Cleadon Village. The Square is one of the region's most sought after developments offering unparalleled luxury and elegance, benefiting from an exclusive residents only private meadow. The property provides exceptional living accommodation, set out over three storeys offering over 4,000 sq.ft of spacious and flexible living accommodation, presented to the highest of standards. The property itself occupies a generous plot of approximately 0.13 acres.

Step into the grand foyer that sets the tone of the entire residence. The ground floor welcomes you with an open plan kitchen which seamlessly merges with a spacious family living area, creating a warming space for families with a stylish ceiling mounted fire. The kitchen has been completed to the highest of standards with Dekton worktops, induction hob and further benefits from an impressive functional island feature, double drainer sink with instant boiling water tap with food waste disposal grinder and a built in pantry. A utility room adds practicality to the layout, whilst a lounge, a formal dining room, and convenient cloakroom cater to every aspect of your lifestyle.

Ascend the elegant staircase to the first floor, where functionality meets elegance. A dedicated study offers a quiet space for work or reflection. Four well appointed bedrooms grace this level, two of which are en-suite for added convenience. A dressing room adds a touch of opulence, and the master bedroom opens up to a balcony that overlooks meticulously manicured gardens, creating a serene retreat within your own domain.

The second floor reveals two more spacious bedrooms one with its own en suite bathroom. A separate bathroom serves the floor, ensuring comfort for all residents. An eight seat home cinema on this level offers a space for leisure and entertainment with a fibre optic star ceiling.

Beyond the exquisite interior, step outside to your private outdoor haven complete with a hot tub and pergola. The gated community's well maintained grounds provide a safe and picturesque environment for relaxation with a private meadow offering additional space for families and dog walkers alike. A well manicured garden invites tranquillity, while the surrounding natural beauty and views across the Cleadon countryside enhances your living experience.

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REGULATED BY RICS

Accommodation comprises:

#### Ground Floor

Entrance Hallway with timber entrance door, tiled flooring and staircase leading to upper floors. Videx home intercom system & RISCO home alarm system.

Cloakroom/WC (1.59m x 2.16m)

Double cloaks cupboard, wash hand basin and toilet.

Utility Room (1.85m x 2.40m)

A range of wall and base units with Dekton worktops, farmhouse style sink unit and door to side gardens.

Open Plan Kitchen, Dining & Family room (9.75m x 4.76m)

Living kitchen with a range of wall and base units with Dekton worktops, double AEG ovens, microwave, dishwasher, induction hob, extractor fan, sink unit with food waste disposal grinder and instant hot tap, French doors to rear. Within the Shaker style kitchen lies a feature pantry.

Lounge (5.7m x 4.14m)

Featuring media wall with fireplace.

Formal Dining Room (5.65m x 3.76m)

Oak flooring, stylish feature wall panelling and French doors leading into the rear garden.

#### First Floor

Landing area with radiator and staircase leading to second floor.

Master Bedroom (8.63m x 4.10m)

French doors on to private balcony overlooking the rear garden and beyond.

Dressing Room One

A range of hanging racks and fitted furniture.

Ensuite Bathroom (5.12m x 2.45m)

Floor to ceiling tiled with white suite comprising w.c., his and her sinks, walk in shower cubicle and freestanding roll top bath with shower attachment, chrome towel radiators.

Bedroom Two (4.14m x 4.11m)

With feature lighting and overlooking rear garden.

Bedroom Three (4.2m x 3.1m)

With feature lighting and overlooking rear garden.

En Suite bathroom (1.66m x 2.68m)

Jack & Jill ensuite between bedrooms two and three.

Study (2.81m x 3.43m)

Timber flooring with window on to front aspect overlooking the estate.

Bedroom Four (4.2m x 3.9m)

Built in high quality wardrobes with door to en suite.

Ensuite Bathroom

Stand alone shower, w.c., wash hand basin, towel rail.

#### Second Floor

Bedroom Five (5.8m x 3.5 m +4.5 x 3.6m)

Walk in wardrobes, two double glazed windows, two radiators

Ensuite Bathroom

Stand alone shower, w.c., wash hand basin, radiator and double glazed velux window

Bedroom Six ( 4.7m x 3.6m + 5.8m x 3.0m)

Two double glazed windows, two radiators and laminate flooring

Bathroom

Stand alone shower, w.c., wash hand basin, chrome towel radiator.

Home Cinema (4.49m x 6.84m)

An eight seat home entertainment centre with Saphire screening and Sony projector. Feature starlight ceiling.



