



Holly House

Offerton



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Substantial, Modern Detached Family Home Boasting In Excess Of 3,000 sq.ft of Internal Living Space, Delightful Lawned Rear Gardens with Open Aspect Views, Two Generous Reception Rooms, Open Plan Kitchen/Dining Room, Five Good Sized Bedrooms Including an Impressive Principal Suite, Four Ensuites and Family Bathroom, Off Street Parking, Integral Garage & No Onward Chain!

Holly House an impressive, detached family home is ideally located within the picturesque village of Offerton, Sunderland. Offerton Village, which is regarded for its charming Offerton Grange Farm, luxury barn conversions, and individually designed executive houses, offers a desirable setting and is placed close to Wearside Golf Club and the A19 offering excellent links into Sunderland, Newcastle and Durham City Centres.

Holly House enjoys an elevated position and provides breath taking open aspect views over the River Wear and towards the historic Penshaw Monument.

Price Guide:

Guide Price £525,000





Offered to the market with immediate possession, the internal accommodation comprises: Entrance hall with stairs leading to the first floor and ground floor guest WC | Lounge with feature fireplace and sliding doors leading out onto the rear gardens | Dining room with views over the front | Open plan kitchen/diner with tiled flooring, integrated appliances, granite work surfaces and central island with breakfast bar, again with sliding doors leading to the rear terrace and gardens | Utility room.

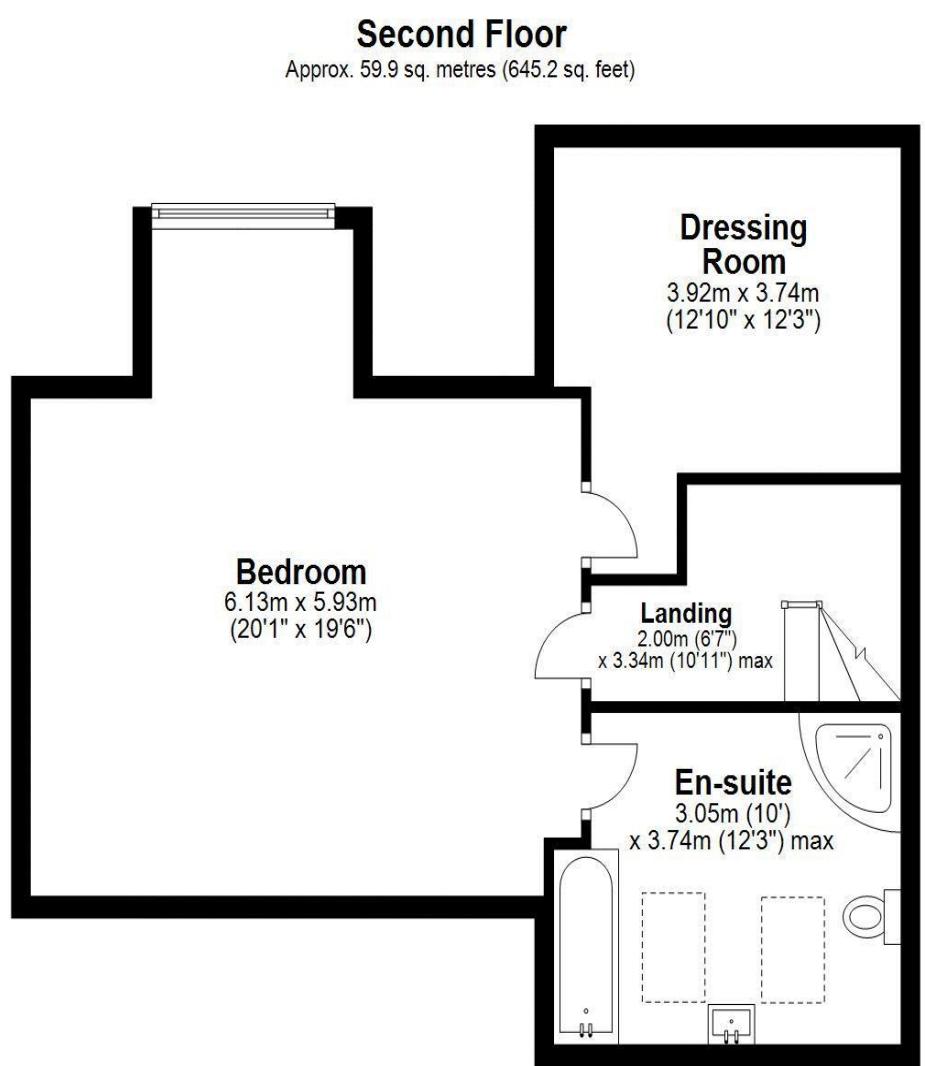
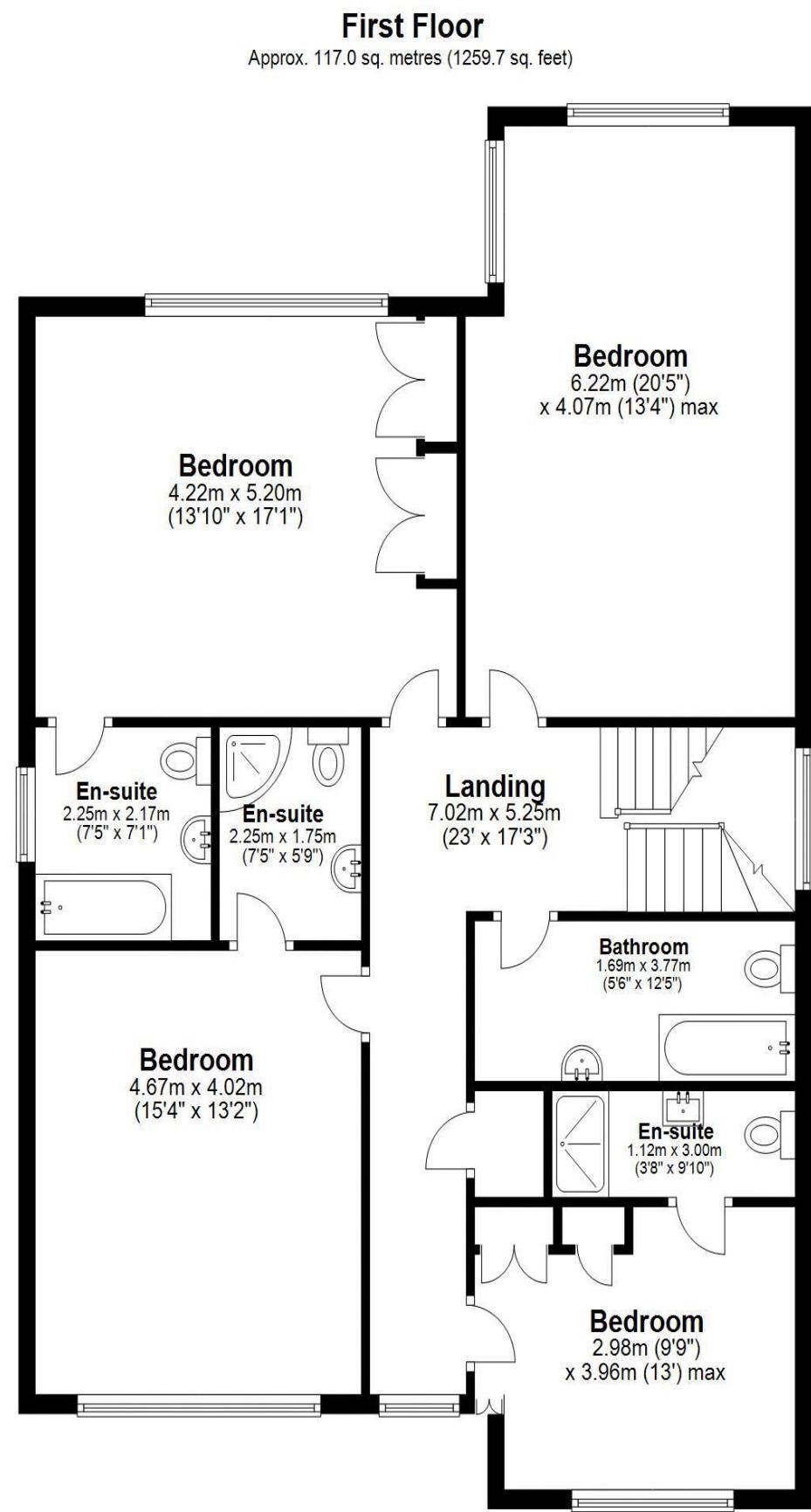
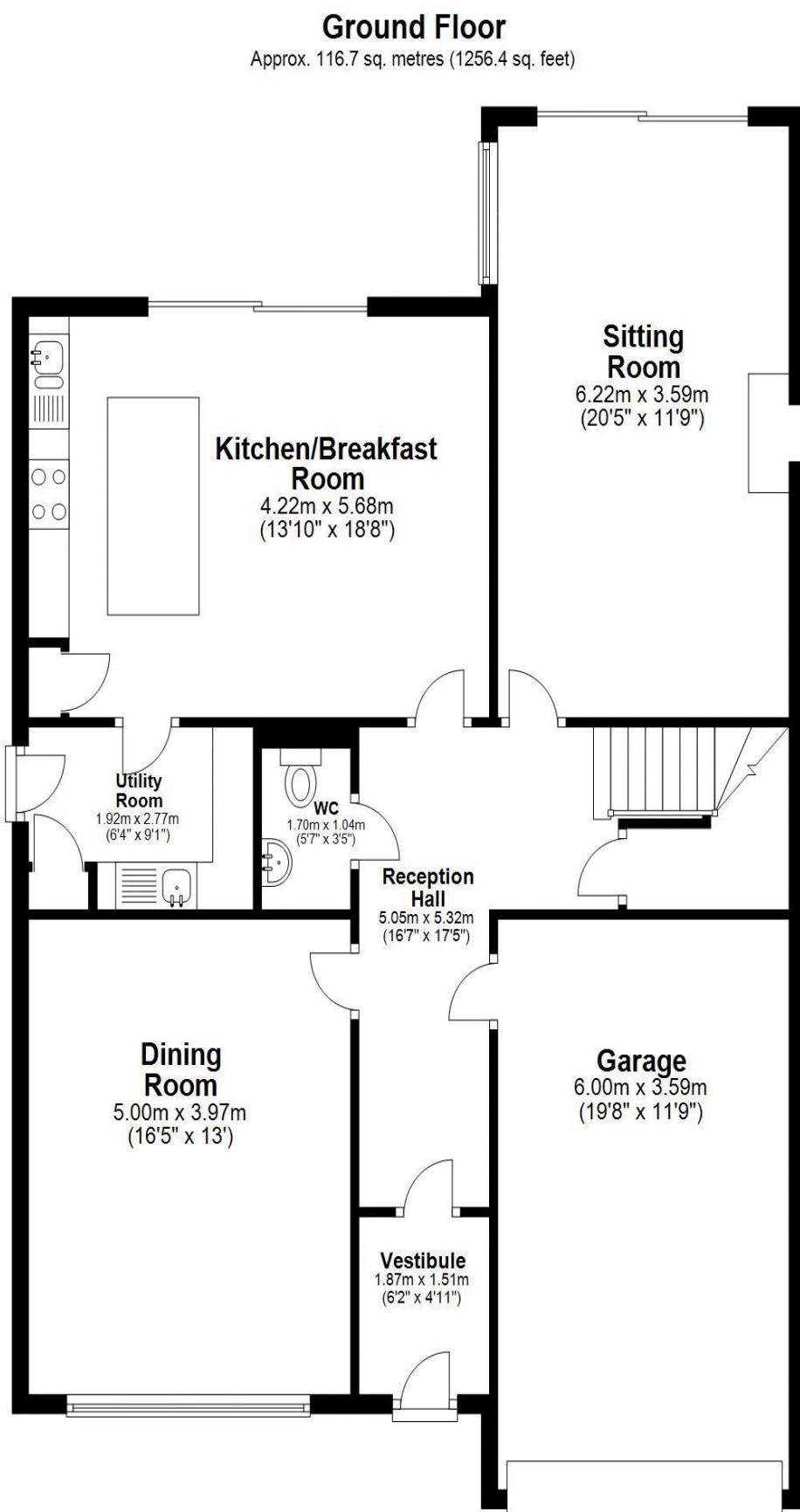
The stairs then lead up to the first floor landing and give access to four excellent bedrooms, three of which offer ensuite facilities and bedroom four could easily be utilised as a first floor drawing room should it be desired. All rooms offer fitted wardrobes | Family bathroom with four piece suite.

The stairs then lead up to the purpose built second floor which gives access to an impressive principal suite which occupies the entirety of the top floor and enjoys wonderful views with a large walk-in wardrobe and again with ensuite bathroom with five piece suite.



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Externally, the property enjoys a large garden site with a double driveway which leads to the integral garage, front lawned garden with walled boundaries and gated access to the rear. The rear gardens are laid mainly to lawn with fenced boundaries and paved patios. The rear gardens over incredible open aspect views towards the River Wear and one of the greatest offerings of Holly House.

Double glazed throughout, this substantial and modern detached family home simply demands an immediate inspection and early viewings are strongly advised.

Services: Mains electric. Private Water & Drainage | **Tenure:** Freehold | **Council Tax:** Band F | **Energy Performance Certificate:** Rating E

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