



## 2 bed detached bungalow to buy

Ruswarp Drive, Sunderland, Tyne and Wear, SR3 2PH

# £279,950

 x 2  x 2  x 3

Tenure

Size

**Freehold**

**1292 sq ft / 120 sq m**

Driveway & Garage parking

Garden

## Property features

- ✓ Detached bungalow in the heart of Sunderland
- ✓ Originally three bedrooms
- ✓ Extended en-suite shower room & walk-in wardrobe
- ✓ 3 reception rooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

We are delighted to offer for sale this charming detached bungalow, ideally positioned within a quiet cul-de-sac in the heart of Sunderland. Offered with no onward chain, this attractive home presents a wonderful balance of character, space and modern convenience, making it perfectly suited to first-time buyers, downsizers or families seeking versatile single-storey living.

Originally constructed as a three-bedroom property, the bungalow has been thoughtfully reconfigured and extended to create two generously sized bedrooms. The extension has enhanced the principal bedroom with the addition of a stylish en-suite shower room and a spacious walk-in wardrobe, providing a true suite-style layout. The second bedroom remains well-proportioned and tastefully presented, offering comfortable accommodation for family or guests.

In addition to the en-suite, the property benefits from a further well-appointed main bathroom, fitted with modern fixtures and easy-maintenance finishes, ensuring both practicality and contemporary appeal.

The kitchen is fitted to a high standard, featuring quality fittings and finishes inc granite worktops alongside a range of integrated appliances, creating a sleek and functional space ideal for everyday living and entertaining.

A particular highlight of this home is the impressive three reception rooms. These versatile spaces create a welcoming setting for entertaining and everyday living, offering flexibility to accommodate a formal lounge, dining area and 20ft conservatory with pleasant garden views. There is also potential, subject to alteration, to reconfigure the layout back to a three-bedroom design if desired.

Externally, the property occupies a generous plot with garden space to three sides, beautifully landscaped throughout with lush borders and thoughtfully designed seating areas — perfect for enjoying the outdoors. The home further benefits from a substantial driveway providing off-street parking for up to four vehicles, along with a detached single garage.

This spacious and adaptable home presents a superb opportunity within a sought-after Sunderland location. Early viewing is highly recommended to fully appreciate its space, flexibility, peaceful setting and outstanding outdoor space.

Council Tax Band: D

Tenure: Freehold

Price: £279,950

Property Type: Detached Bungalow

Build Size: 120 sq m

USPs: Garden, Chain free

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## External Front

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### Lounge

5.55m x 3.62m (18'2" x 11'10")



### Kitchen

3.68m x 2.38m (12'0" x 7'9")

### Dining Room

3.42m x 2.46m (11'2" x 8'0")

### Conservatory

6.12m x 2.55m (20'0" x 8'4")



### Inner Hall



### Bedroom One

3.66m x 3.56m (12'0" x 11'8")



## En-suite

2.43m x 1.45m (7'11" x 4'9")



## Walk in wardrobe

2.36m x 1.52m (7'8" x 4'11")



## Bedroom Two

3.47m x 3.43m (11'4" x 11'3")



## Family Bathroom

2.47m x 2.12m (8'1" x 6'11")

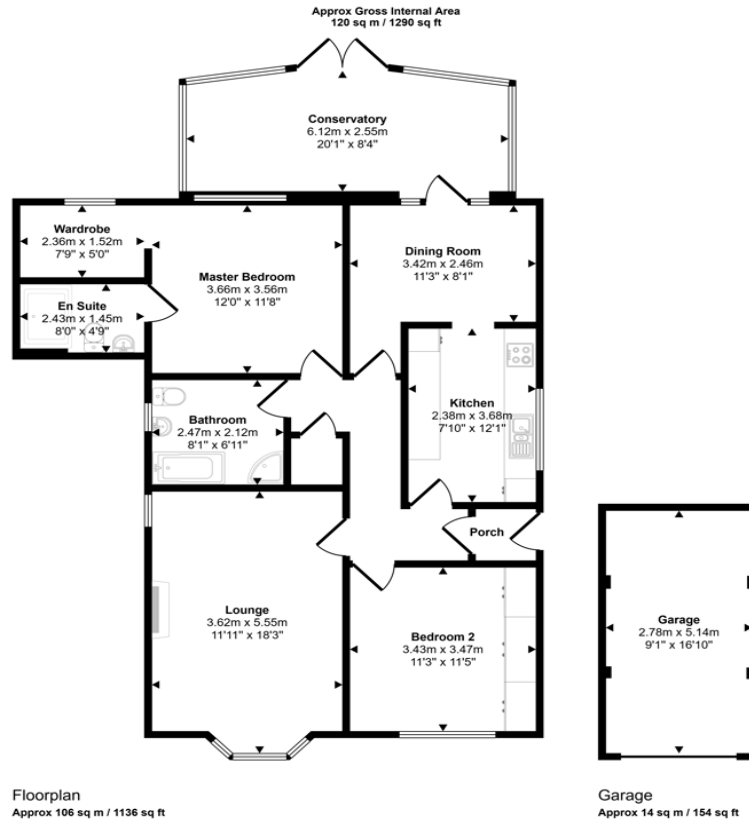


## External Rear

## External Side

## Driveway and Garage

5.14m x 2.78m (16'10" x 9'1")



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 |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 71                         | 76        |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

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