



M I C H A E L H O D G S O N

estate agents & chartered surveyors



MOOR LANE, SUNDERLAND

£595,000

We are delighted to welcome to the market this superb extended detached residence situated in a prestigious location on the edge of the sought after village of Whitburn. The property enjoys an open aspect to the front elevation over open farmland with the sea and coastline beyond and internally benefits from contemporary decor, luxury bathroom suites, a superb open plan kitchen / family room and boasts many extras of note. The living accommodation briefly comprises of: Entrance Vestibule, Inner Hall, WC, Living Room, Kitchen / Dining / Family Room and to the First Floor 4 Bedrooms, Shower Room and a fantastic open plan En Suite to the Master Bedroom. Externally there is a gated access that leads to a block paved driveway whilst to the rear is a generous mature well stocked garden boasting an abundance of plants, trees and shrubs in addition to a block paved patio area, decking area. There is an additional detached garage/garden house that offers an excellent opportunity to be developed further. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Detached House

4 Bedrooms

Living Room

Kitchen / Family Room

Bathroom & En Suite

Stunning Property

Viewing Advisd

EPC Rating: D



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VIDEO TOUR

PLEASE VIEW THE VIDEO TOUR FOR THIS FANTASTIC PROPERTY - <https://youtu.be/mWkasYtugno>

Entrance Vestibule

Tiled floor, storage cupboard, leading to

Inner Hall

Stairs to the first floor, stained glass window to the side elevation, radiator

WC

White suite comprising low level wc, wall hung wash hand basin with mixer tap, chrome towel radiator, tiled walls, extractor, recessed spot lighting

Living Room

20'6" x 13'8"

The living room has a large double glazed window to the front elevation and an additional double glazed window to the side elevation, feature fireplace with gas fire, radiator

Kitchen / Dining / Family Room

23'0" x 41'1"

An impressive open plan kitchen / dining / family room having two sets of double glazed french doors opening to the rear garden, five double glazed windows, under floor heating, modern inset gas fire

The kitchen has a range of floor and wall units, granite worktops in part, sink and drainer with mixer tap, two electric ovens, electric hob with extractor over, integrated fridge and freezer, wine cooler, integrated dishwasher, plumbed for washer and dryer

First Floor

Landing, wood strip floor, loft access, stained glass window to the side elevation

Bedroom 1 & En Suite

13'5" x 21'8"

The master bedroom has a 3 metre range of bi folding doors that opens to the terrace that enjoys stunning views over the garden, fields and beyond, two additional double glazed windows, recessed spot lighting, contemporary radiator

There is a superb open plan en suite having a luxury white suite, wall hung wash hand basin with mixer tap, tiled floor, tiled wall, feature radiator, recessed spot lighting, extractor, freestanding bath with mixer tap and shower attachment

Bedroom 2

13'3" x 14'6"

Front facing, double glazed window, radiator, range of fitted wardrobes

Bedroom 3

9'0" x 18'7"

Front facing, double glazed window, radiator

Bedroom 4

10'5" x 12'1"

Side facing, double glazed window, radiator, wood strip floor, currently used as a dressing room

Shower Room

Contemporary white suite comprising low level wc, wall hung wash hand basin with mixer tap, large walk in shower cubicle with tiled splash back, tiled walls, towel radiator, recessed spot lighting, extractor, double glazed window

Externally

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FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

ESTATE AGENT OF THE YEAR AWARDS

NORTH EAST ESTATE AND LETTING AGENT OF THE YEAR 2012 & 2013 MICHAEL HODGSON have AGAIN scooped the top awards at The Estate Agent Of The Year Awards in London hosted by TV presenter Phil Spencer in both SALES AND LETTING'S. The awards are based on votes received by sellers and buyers for the service they received. 2012 & 2013 affirms they really are the top of their field having won Best Estate Agent in the NORTH EAST for 2012 & 2013. The ESTAS are the only awards in the industry that are voted for by customers. These awards recognise the highest standards of customer service in the estate agent industry based on research conducted amongst sellers, buyers and landlords throughout the UK.

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