



MICHAEL HODGSON

estate agents & chartered surveyors



## STEEPHILL, SUNDERLAND

£599,999

An exciting opportunity to purchase a recently constructed substantial 5 bed detached house situated in a much sought after location in Middle Herrington commanding easy access to the A19, Doxford International Business Park, well respected shops, schools and amenities. Internally the property boasts generous family living accommodation benefitting from contemporary décor, gas central heating, double glazing, a superb bespoke kitchen, luxury bathroom suites and many extras of note. The generous living space briefly comprises of: Entrance Hall, Living Room, Separate WC, Kitchen / Dining Room / Family Room, Sitting Room and a Utility and to the First Floor a Galleried Landing, 5 Bedrooms, 2 En Suites and a Family Bathroom. Externally the property is set in a lovely garden plot accessed via an electrically operated rolling security gate that leads to a block paved driveway providing ample car standage and access to the detached double garage whilst to the rear and side is a well stocked garden having a paved patio, raised boarders and lawn. Viewing of this exceptional property is highly recommended. Call to register your interest.

Detached House

5 Bedrooms

Living Room

Sitting Room

Kitchen / Famil Room

Gardens & Double Garage

Bathroom & 2 En Suites

EPC Rating: B



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## Entrance Vestibule

Tiled floor, alarm control panel, radiator, telephone door entry system, two glazed french doors opening to;

## Inner Hall

A lovely hallway having a tiled floor, radiator, return oak staircase leading to the first floor, recessed spot lighting, storage cupboard.

## wc / cloaks

Modern white suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, recessed spot lighting, extractor, tiled walls and floor.

## Living Room

24'10" max x 20'7"

The living room spans the full depth of the house having three double glazed windows to the front elevation and double glazed french doors leading to the rear garden in addition to further double glazed window to the side elevation, wood strip floor, radiator, feature modern wood burning stove.

## Sitting Room/ Reception Room

17'9" x 10'6"

A versatile space currently used as a sitting room having two double glazed windows to the front elevation, tiled floor, radiator.

## Kitchen / Family Room

29'0" max x 26'9" max

An impressive L shaped open plan kitchen/ family/ dining room having a tiled floor, two double glazed windows, three radiators, a 3.35 m range if bi folding doors opening to the rear garden.

The kitchen has a range of floor and wall units, Silestone worktop, stainless steel sink with mixer tap, breakfast bar, electric hob with extractor over, electric oven, integrated microwave, space for an American style fridge/freezer.

## Utility

6'10" x 7'2"

The utility has a range of floor and wall units, sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, tiled floor, recessed spot lighting, extractor, plumbed for washer and dryer, radiator, door to the side garden.

## First Floor

Galleried landing, radiator, recessed spot lighting, loft access, double width storage cupboard.

## Bedroom 1

12'3" x 12'5"

Rear facing, double glazed window, radiator.

## Walk in Wardrobe

4'7" x 7'7"

## En suite

Modern white suite comprising low level wc and wash hand basin with mixer tap set on a vanity unit, towel radiator, recessed spot lighting, extractor, tiled walls and floor, walk in shower with rainfall shower head.

## Bedroom 2

8'1" x 17'8"

Front facing, two double glazed windows, radiator

## En Suite

Modern white suite comprising low level wc and wash hand basin with mixer tap set on a vanity unit, towel radiator, recessed spot lighting, extractor, tiled walls and floor, walk in shower with rainfall shower head.

## Bedroom 3

11'1" max x 14'1" max

Front facing, three double glazed windows set in a bay, radiator.

## Bedroom 4

10'8" x 13'4"

Rear facing, double glazed window, radiator.

## Bedroom 5

8'5" x 11'3"

Rear facing, double glazed window, radiator.

## Family Bathroom

Luxury suite comprising low level wc, wall hung wash hand basin with mixer tap set in vanity unit, modern freestanding bath with mixer tap, walk in shower with rainfall style shower head, towel radiator, double glazed window, recessed spot lighting, tiled walls and floor.

## Externally

Externally the property is set in a lovely garden plot accessed via an electrically operated rolling security gate that leads to a block paved driveway providing ample car standage and access to the detached double garage whilst to the rear and side is a well stocked garden having a paved patio, raised borders and lawn.

## Detached Double Garage

Detached double garage accessed via an electrically operated roller shutter.

## 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.

# M I C H A E L   H O D G S O N

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