



MICHAEL HODGSON

estate agents & chartered surveyors



RYDALE PARK, SUNDERLAND

£339,950

DETACHED HOUSE FIVE BEDROOMS*** We welcome to the market this substantial 5 bed detached home that must be viewed to be fully appreciated situated on Rydale Park being within easy access to all major routes including the A19 and A1(M) as well as the Doxford International Business Park and Doxford Retail Park. The property itself benefits from gas central heating, double glazing, contemporary decor, luxury bathroom suites, contemporary decor and briefly comprises of: Entrance Hall, Living Room, Sitting Room, Kitchen / Dining Room, Utility WC and to the First Floor, Landing 4 Bedrooms, En Suite to Bedroom 2 and a Family Bathroom whilst to the Second Floor is a Master Suite comprising of Master Bedroom, Shower Room and a Dressing Room. Externally there is a front lawned garden, side block paved driveway leading to the garage whilst to the rear is a lawned garden and paved patio area. Viewing of this exceptional home is highly recommended.

Detached House

5 Bedrooms

Living Room

Kitchen / Dining / Family Room

Bathroom & 2 En Suites

Garage & Gardens

Viewing Advised

EPC Rating: TBC



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Entrance Hall
Radiator, tiled floor, cupboard under stairs, oak staircase with glass balustrade.

Living Room
15'8" x 9'11"
The living room has a double glazed bay window to the front elevation, radiator and tiled floor.

Sitting Room
13'3" x 8'0"
A versatile reception room, Tiled floor, double glazed bay window, radiator

Kitchen/ Family Room
20'4" x 16'0"
An open plan kitchen/ family room having a double glazed window to the rear elevation, Tiled floor, double glazed door leading to the rear garden, radiator, recessed spot lighting. The kitchen has a comprehensive range if floor and wall units, granite worktops AEG electric oven, AEG hob integrated fridge, freezer, dishwasher, sink and drainer with mixer tap.

Utility
7'4" x 4'11"
Floor and wall units, plumbed for washer, tiled floor, radiator, door to the rear garden,

WC
White suite comprising low leve we, wash hand basin with mixer tap set on a vanity unit, wall mounted gas central heating boiler, radiator, tiled floor.

First Floor
Landing, recessed spot lighting, double glazed window to the front elevation, 2 storage cupboards.

Bedroom 2
12'5" x 9'10"
Front facing, double glazed window, radiator.

En suite
White suite comprising low level wc, wash hand basin set on vanity unit, tiled walls and floor, double glazed window, recessed spot lighting, shower.

Bedroom 3
13'3" x 8'8"
Front facing, double glazed window, radiator.

Bedroom 4
10'0" x 8'2"
Rear facing, double glazed window, radiator.

Bedroom 5
8'11" x 9'8"
Rear facing, double glazed window, radiator.

Bathroom
Modern white suite comprising low level wc, wall hung wash hand basin with mixer tap, bath with mixer tap and shower over, tiled walls and floor, recessed spot lighting. Extractor, double glazed window.

Second Floor
Velux style window

Bedroom 1
13'2" x 14'2"
Double glazed window, loft access, radiator. Two velum style windows.

Dressing area
Velux style window, radiator.

Bathroom
White suite comprising low level wc, double glazed window, partially

tiled walls, radiator, bath with shower over, wash hand basin with mixer tap set on vanity unit,

Externally
Externally there is a front lawned garden, side block paved driveway leading to the garage whilst to the rear is a lawned garden and paved patio area.

Garage
Detached double garage

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

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