



MICHAEL HODGSON

estate agents & chartered surveyors



CRAVEN COURT, SUNDERLAND

Offers In The Region Of £399,950

Commanding unrivalled and spectacular views over the sea, piers and beyond this 4 bed roomed house must be viewed to be fully appreciated. The property is situated in the cul de sac of Craven Court on the much sought after North Haven development which offers a superb location providing easy access to the sea front, its beaches and amenities as well as being only a short car journey to Sunderland city centre, local shops, schools and amenities. Internally the generous and deceptive living space benefits from Gas Central Heating, Double Glazing, a Security Alarm System, luxury bathroom suites, superb kitchen, contemporary decor, bi folding doors opening to a Juliet balcony in the master bedroom and many extras of note. The versatile accommodation briefly comprises of: Entrance Hall, WC / Cloaks, Living Room, Dining Room, Garden Room, Kitchen / Breakfast Room, Utility and to the First Floor 4 Bedrooms with the Master Bedroom having an En Suite, Family Bathroom. Externally there is a double width driveway leading to the house and garage whilst to the rear is a fantastic garden that enjoys stunning views, having a paved patio area, decking and gravelled garden. Viewing of this lovely family home is unreservedly recommended to fully appreciate the home, location and exceptional views on offer.

Mid Link House

4 Bedrooms

Living Room / Dining Room

Garden Room / Kitchen /
Dining Room

Bathroom & En Suite

Stunning Views

Viewing Advised

EPC Rating: C



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Entrance Hall

A spacious hallway having a laminate floor, double radiator, return staircase leading to the first floor, storage cupboard

WC

White suite comprising low level wc, pedestal basin with mixer tap, radiator, part tiled walls, tiled floor, double glazed window, extractor

Living Room

15'2" x 11'3"

The living room has a feature fireplace with gas fire, double radiator, double glazed french doors leading to the garden room

Garden Room

16'2" x 9'3"

A stunning garden room having a full range of double glazed windows overlooking the sea, piers and beyond, velux style window, laminate floor, double glazed french doors opening to the rear garden

Dining Room

15'4" x 18'8"

Laminate floor, radiator, access to:

Kitchen / Breakfast Room

14'4" x 18'8"

The kitchen has a comprehensive range of floor and wall units, granite worktops, with splash back, tiled floor, radiator, double glazed window, sink and drainer with mixer tap, radiator, integrated dishwasher, storage cupboard

Utility

5'11" x 9'10"

Range of floor and wall units, tiled splash back, wall mounted gas boiler, plumbed for washer, tiled floor, radiator, door leading to the rear garden and garage

First Floor

Landing, loft access

Bedroom 1

19'0" x 15'6"

The master bedroom has two sets of bi folding doors opening to a Juliet balcony enjoying the stunning views over the sea and piers, walk in dressing area

En Suite

Modern white suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, shower with tiled splash back, part tiled walls, tiled floor, double glazed window, radiator, recessed spot lighting, double radiator, chrome towel radiator

Bedroom 2

16'1" x 13'0"

Rear facing, double glazed window, radiator, recessed wardrobe

Bedroom 3

8'2" x 9'4"

Front facing, double glazed window, radiator, recessed wardrobe

Bedroom 4

8'5" x 11'3"

Front facing, double glazed window, radiator

Bathroom

White suite comprising low level wc, pedestal basin with mixer tap, bath with shower over and mixer tap, part tiled walls, radiator, recessed spot lights, extractor

Externally

Externally there is a double width driveway leading to the house and garage whilst to the rear is a fantastic garden that enjoys stunning views, having a paved patio area, decking and gravelled garden.

Garage

Integral single garage accessed via an electric roller shutter

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

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