



MICHAEL HODGSON

estate agents & chartered surveyors



SILKSWORTH HALL DRIVE, SUNDERLAND

£525,000

We are delighted to bring to the market this bespoke detached house of Scandinavian style that offers a rare opportunity and must be viewed to be fully appreciated. This unique home, accessed by a gated private driveway, is set in stunning secluded grounds of half an acre or thereabouts, within the Conservation Area of Silksworth Hall. The location is highly sought after providing convenient access to the A19, other transport links and local amenities. The coast is 10 mins and Durham City 20 mins by car. Internally the generous yet versatile living accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Dining Room, Garden / Sun Room, Kitchen, Breakfast Room, Utility, WC / Cloaks and to the First Floor, Landing, 4 Bedrooms, En Suite to Bedroom 1, Bathroom and Separate WC. Externally, the property has ample parking to the front of the house and a double garage. To the South and West facing sides of the house there are mature landscaped gardens that are not overlooked with extensive lawns, trees and shrubs as well as a covered patio area. The ample grounds would lend themselves to a Garden Studio or Garden Office. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Detached House

4 Bedrooms

Bespoke Design

4 Reception Rooms

Viewing Advised

No Chain Involved

Half Acre Grounds

EPC Rating: D



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Entrance Vestibule

Leading to:

Inner Hall

Double glazed window, radiator, return staircase to the first floor, understairs cupboard

Living Room

19'9" x 16'0"

The living room has three double glazed timber framed double glazed windows, brick fireplace with wood burning stove

Dining Room

11'11" x 11'8"

The dining room has a radiator, wood stripped floor, opening to:

Garden / Sun Room

29'6" x 10'11"

A fantastic garden / sun room that enjoys stunning views over the garden having a tiled floor, double glazed French doors leading to the rear garden

Kitchen

11'9" x 11'8"

The Kitchen has a comprehensive range of floor and wall units. tiled splashbacks, stainless steel sink and drainer with mixer tap, space for a free standing cooker, double glazed window, wood stripped floor,

Breakfast Room

9'10" x 11'11"

Two double glazed windows, radiator, wood stripped floor

Utility

9'6" x 3'9"

Plumbed for washing machine, door to the garage

WC/Cloak Room

Pedestal wash hand basin, low level wc, double radiator, double glazed window

First Floor

Landing, double glazed window

Bedroom One

9'8" x 11'9"

Double glazed window, laminate floor, radiator

Bedroom Two

12'1" x 15'11"

Two double glazed windows, radiator

Bedroom Three

12'1" x 11'9"

Double glazed window, radiator

Bedroom Four

12'0" x 12'0"

Two double glazed windows, radiator

En Suite

White suite comprising low level wc, wash hand basin with mixer tap, bath with mixer tap and shower attachment, double glazed window, radiator, tiled wall and floor

WC

Low level wc, double glazed window, pedestal wash hand basin

Bathroom

Double glared window, radiator, laminate floor, bath, cupboard with wall mounted gas central heating boiler

External

Externally, the property has ample parking to the front of the house and a double garage. To the South and West facing sides of the house there are mature landscaped gardens that are not overlooked with extensive lawns, trees and shrubs as well as a covered patio area. The ample grounds would lend themselves to a Garden Studio or Garden Office.

Double Garage

Attached double garage accessed via two up and over garage doors

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.

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

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

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