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BRAEMAR GARDENS, SUNDERLAND £335,000

A superb greatly extended 3 or 4 bedroomed "dutch style" semi detached bungalow situated on the cul-de-sac of Braemar Gardens which is just off Crosslea Avenue which commands a much sought after and desirable location boasting easy access to well respected schools, shops, amenities, as well as transport links to Sunderland City Centre. The property benefits from gas central heating, double glazing, contemporary décor and a fantastic kitchen / family room to the rear of the house plus many extras of note. Internally the generous yet versatile living accommodation briefly comprises of: Entrance Hall, Living Room opening to the Kitchen / Dining / Family Room, Living Room or Bedroom 3, Sitting Room or Ground Floor 4th Bedroom, Bathroom, Utility Cupboard and to the First Floor, Landing, 2 Bedrooms and an En Suite / Dressing Room to the Master Bedroom. Externally there is a front garden and side driveway leading to the house and garage whilst to the rear is a lovely garden with paved patio area and artificial grass lawn. Viewing of this excellent home is unreservedly recommended to fully appreciate the property and location on offer.

Semi Detached Bungalow
Kitchen / Family Room
Viewing Advised
Versatile Living Space

3/4 Bedrooms
Bathroom & En Suite
Superb Property
EPC Rating: C



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Entrance Hall

Radiator, alarm control panel, laminate floor, stairs to the first floor, storage cupboard, recessed spot lighting

Sitting Room

11'10" x 13'6"

Laminate floor, brick fireplace with multi fuel stove, radiator, opening to

Kitchen / Dining / Family Room

11'7" x 21'1"

The kitchen has a comprehensive range of floor and wall units, double electric oven, sink and drainer with mixer tap, two velux style windows, recessed spot lighting, radiator, double glazed window, double glazed french doors opening to the garden, integrated fridge, freezer, dishwasher, central breakfasting island with breakfast bar

Bedroom 3 / Reception Room

11'6" x 15'2"

Front facing, double glazed window, radiator, versatile room that could be used as a ground floor bedroom or reception room.

Living Room or Bedroom 4

13'2" x 14'2" to bay

Double glazed bay window, radiator, versatile room that could be used as a ground floor bedroom or reception room.

Bathroom

Contemporary white suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, shower with tiled splash back and rainfall style shower head, double radiator, recessed spot lighting, extractor, tiled floor, radiator, shaver point, freestanding bath with floor mounted mixer tap.

Utility Cupboard

7'0" x 3'1"

Plumbed for washer and dryer, wall mounted gas boiler

First Floor

Landing

Bedroom 1

14'1" x 9'4"

Rear facing, double glazed window, radiator

Dressing Room

Double glazed window, radiator

En Suite

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, shower with tiled splash back and rainfall style shower, double glazed window, recessed spot lighting, extractor

Bedroom 2

11'9" max x 23'11" max

T fall roof in part, two double glazed windows, radiator

Externally

Externally there is a front garden and side driveway leading to the house and garage whilst to the rear is a lovely garden with paved patio area and artificial grass lawn.

Garage

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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