



MICHAEL HODGSON

estate agents & chartered surveyors



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SUNDERLAND ROAD, SUNDERLAND

Offers Over £999,950

We are delighted to welcome to the market this stunning detached house well positioned in Cleadon Village commanding an exceptional and highly regarded location boasting easy access to the village centre and its many shops restaurants and amenities as well as offering excellent transport links to Sunderland, South Shields, Newcastle and beyond. The property has been extended and improved by the current owners to a high standard and must be viewed to be fully appreciated benefiting from many extras of note and will not fail to impress all who view. The generous living accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Dining Room, Garden Room, Sitting Room, Kitchen / Breakfast Room, Utility, WC, Study / Ground Floor 5th Bedroom and to the First Floor, Landing, 4 Bedrooms, Family Bathroom, 2 En Suites and a Dressing Room to Bedroom 1. Externally the property is accessed via an electrically operated gated entry that open to a gravelled driveway leading to the house and double garage. The garden is stocked with an abundance of plants, trees and shrubs in addition to two paved patio areas, a gardeners WC and extensive lawns. Viewing of this superb home is unreservedly recommended. There may be the opportunity to extend the current property or develop the plot further, subject to the requisite planning permissions being obtained and granted.

Detached House

4 Bedrooms

Living Room

Dining Room

Garden Room

Superb Gardens

Bathroom & 2 En Suites

EPC Rating: D



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Entrance Vestibule

Laminate floor, leading to:

Inner Hall

Radiator, stairs to the first floor, opening to the sitting room and kitchen / breakfast room

Living Room

16'7" to bay x 19'5"

Formal Living Room has a 3 double glazed windows, radiator and recessed spot lighting.

Dining Room

16'8" to bay x 14'2"

The Dining Room has 3 double glazed windows, feature fireplace with gas fire, radiator, laminate floor.

Garden Room

11'10" x 16'0"

A light and airy garden room having an impressive vaulted ceiling, 4 double glazed windows, double glazed French doors to the rear garden, laminate floor, two radiators.

Sitting Room

16'9" max x 14'1" max

The sitting room has a bay window with 3no double glazed windows, laminate floor, feature fireplace with gas fire.

Kitchen / Breakfast Room

12'4" x 16'2"

The kitchen has a range of floor and wall units, double electric oven, sink and drainer with mixer tap, breakfasting island, electric hob with extractor over, radiator, space for American style fridge freezer, recessed spot lighting, radiator.

Utility

8'0" x 8'2"

Range of floor and wall units, plumbed for washer, door to the rear, plumbed for washer, laminate floor.

WC

Low level wc, wash hand basin with mixer tap set on vanity unit, extractor, laminate floor.

Bedroom/ Office

8'1" x 10'11"

A versatile room that has been used as a ground floor bedroom and a study, Double glazed window, radiator.

First Floor

Landing with storage cupboard, radiator.

Bedroom 1

17'3" max x 23'6" max

Two double glazed windows, radiator.

Dressing Room

10'7" x 6'2"

En suite

Contemporary white suite comprising low level wc, wash hand basin with mixer tap set on storage unit, double glazed window, partially tiled walls, tiled floor, shower with rainfall style shower head and a shower attachment and tiled surround, free standing bath

Bedroom 2

16'11" max x 14'7" max

Two double glazed windows, radiator, range of mirror fronted fitted wardrobes.

En Suite

White suite comprising low level wc, pedestal basin with mixer tap and tiled splash back, chrome towel radiator, recessed spot lighting, extractor, tiled floor, shower with tiled surround.

Bathroom

White suite comprising low level wc, pedestal basin, corner shower cubicle with tiled surround, tiled floor, bath with mixer tap and shower attachment, double glazed window, towel radiator, tiled floor.

Bedroom 3

14'2" x 14'11"

Double glazed window, radiator, range of fitted wardrobes.

Bedroom 4

14'4" x 14'2"

Two double glazed windows, radiator.

Externally

Externally the property is accessed via an electrically operated gated entry that open to a gravelled driveway leading to the house and double garage. The garden is stocked with an abundance of plants, trees and shrubs in addition to two paved patio areas, a gardeners WC and extensive lawns.

Garage

Detached double garage accessed via up and over door

Garden Room

detached building situated to the rear of the garden that could be used for a variety of used and currently used as a home gymnasium

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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

