



MICHAEL HODGSON

estate agents & chartered surveyors

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LEIGHFIELD DRIVE, SUNDERLAND

£410,000

We welcome to the market this stunning 4 bed detached house nestled in a cul-de-sac position on Leighfield Drive on the exclusive executive Burdon Rise development that will not fail to impress all who view. Burdon Rise commands a superb location is ideal for local amenities, shopping facilities, schools and superb transport links including major road networks with the A19. The property boasts gas central heating, double glazing, a security alarm system, stylish décor, luxury bathroom suites, a superb upgraded kitchen with integrated appliances and many more extras of note. The living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining / Family Room, Sitting Room, Utility, WC and to the First Floor, 4 Bedrooms, En Suites to Bedroom 1 & 2 and a Family Bathroom. Externally there is a front garden and double width block paved driveway leading to the house and garage whilst to the rear is a lawned garden with paved patio area. Viewing of this lovely home is highly recommended to fully appreciate the space, property and location on offer.

Detached House
 Living Room
 Sitting Room
 Garage & Gardens

4 Bedrooms
 Kitchen / Dining Room
 Bathroom & 2 En Suites
 EPC Rating: B

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Entrance Hall

The entrance hall has a radiator, stair to first floor, doubly glazed window, storage cupboard, Camaro flooring.

Living Room

17'8" max x 12'3" max

The Living Room has a double glazed window to the front elevation, radiator, media wall with space for wall mounted TV and modern inset electric fire

Kitchen / Dining / Family Room

22'11" max x 10'10"

A lovely open plan Kitchen/Dining/Family Room having a large double glazed window and double glazed French doors opening to the rear garden, recessed spot lighting.

The Kitchen has a comprehensive range of floor and wall units, granite worktops, stainless steel sink with mixer tap, integrated dishwasher, double electric oven, integrated microwave, fridge and freezer. Camaro flooring

There is a central breakfasting island with granite worktop with Breakfast Bar and a gas hob, opening to:

Sitting Room

10'7" x 11'6"

The sitting room has double glazed French doors to the rear garden, Camaro flooring, part wood panelled walls, recessed spot lighting, radiator

Utility

Floor units with granite worktops with tiled splashbacks, Camaro floor, radiator

WC

White suite comprising low level wc, wall hung wash hand basing with mixer tap, part tiled walls, double glazed window

First Floor

Landing, loft access, double glazed window, radiator

Bedroom One

12'3" x 14'0"

Front facing, double glazed window, radiator, opening to :

Dressing Area

6'8" max x 9'7" max

Recessed spot lighting, radiator

En Suite

White suite comprising low level wc, wall hung wash hand basin with mixer tap, towed radiator, double glazed window, part tiled walls, shower cubicle with Rainfall style shower head and an additional shower attachment and tile surround, recessed spot lighting, extractor.

Bedroom Two

16'4" max x 15'8" max

Rear facing, double glazed window, radiator

En Suite

White suite comprising low level wc, wall hung wash hand basin with mixer tap, part tiled walls, towel radiator, shower with Rainfall style shower head and additional shower attachment with tile surround, double glazed window, recessed spot lighting, extractor

Bedroom Three

9'6" x 15'2"

Front facing, two double glazed windows, radiator, recessed wardrobe

Bedroom Four

9'8" x 12'5"

Rear facing double glazed window, radiator

Bathroom

Modern white suite comprising low level wc, wall hung wash hand basing with mixer tap, shower with Rainfall style shower head and an

additional shower attachment with tile surround, chrome towel radiator, double glazed window, part tiled walls, bath with mixer tap, recessed spot lighting, extractor

External

Externally there is a front garden and double width block paved driveway leading to the house and garage whilst to the rear is a lawned garden with paved patio area.

Garage

Integrated garage accessed via an up and over garage door, wall mounted gas central heating boiler

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

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