



MICHAEL HODGSON

estate agents & chartered surveyors

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## BETONY LANE, SUNDERLAND

£329,500

Welcome to Betony Lane on Potters Hill, where elegance meets contemporary design! Presenting this impeccably finished modern 4-bed detached house that is guaranteed to leave you in awe. Ideally located on the newly constructed Potters Hill development, this home boasts an exciting position, offering superb travel connections to the A19, Doxford International Business Park, local schools, and amenities. Prepare to be captivated from the moment you step inside. The property stands out with its exquisite contemporary décor and numerous bespoke builder upgrades, ensuring an unparalleled living experience. Enter through the inviting Entrance Hall, leading you seamlessly into the delightful Living Room, where comfort and relaxation take center stage. The heart of this stunning home lies within the incredible Kitchen / Dining Room in addition to a Utility and WC. The exceptional features don't stop there. Indulge in pure luxury as you discover the well appointed bathroom suites, exuding modern elegance throughout. 4 Bedrooms provide cozy resting spaces for the whole family, while Bedrooms 1 and 2 provide you with their own En Suites, adding a touch of grandeur to your everyday routine. Externally there is a front garden and block paved drive leading to the house and garage whilst to the rear is a garden with paved patio area and lawn. Get ready to fall head over heels for this breathtaking residence. Viewing this stunning home is highly recommended to truly grasp its extraordinary space and incomparable charm. Don't miss out on this extraordinary opportunity — book your viewing now!

Detached House

4 Bedrooms

Living Room

Kitchen / Dining Room

Bathroom & 2 En Suites

Garage & Gardens

Freehold | Council Tax

EPC Rating: B

Band: E



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### Entrance Hall

The entrance hall has a tiled floor, stairs to the first floor, glass inset to the staircase, radiator

### Living Room

21'11" max x 10'6"

The living room has a box bay window to the front elevation including three double glazed windows, radiator, superb media wall with feature electric fire

### WC

White suite comprising low level WC, chrome towel radiator, part tiled walls, tiled floor, recess spot lighting, extractor, wash hand basin with mixer tap set on a vanity unit, fitted mirror

### Kitchen / Dining Room

10'0" x 21'10"

The kitchen has a comprehensive range of floor and wall units, integrated fridge, freezer, microwave, recess spot lighting, double electric oven, sink and drainer with mixer tap, double glazed window, two radiators, double glazed French doors to the rear garden, extractor

### Utility

5'10" x 9'4"

The utility has a range of floor and wall units, plumbed for washer and dryer, door to the rear garden and garage, tiled floor, recess spot lighting

### First Floor

Loft access, ladder access to the loft which is boarded for storage, storage cupboard

### Bedroom 1

18'0" max x 10'9"

Front facing, box bay window incorporating three double glazed windows, radiator, mirror fronted recessed wardrobe

### En Suite

White suite comprising low level WC, wall hung wash hand basin set on a vanity unit, fitted mirror, part tiled walls, tiled floor, recess spot lighting, extractor, double glazed window, shower cubicle with tiled surround

### Bedroom 2

13'10" x 10'7"

Front facing, double glazed window, storage cupboard, laminate floor, radiator

### En Suite

White suite comprising low level WC, wall hung wash hand basin with mixer tap set on a vanity unit, Tiled floor, chrome towel radiator, recess spot lighting, shower with tiled surround, double glazed window, extractor, fitted mirror

### Bedroom 3

10'2" x 9'8"

Rear facing, double glazed window, radiator, Full range of fitted wardrobes, laminate floor

### Bedroom 4

10'10" x 9'2"

Rear facing, double glazed window, radiator

### Bathroom

White suite comprising low level WC, wash hand basin with mixer tap and wall hung vanity unit, chrome towel radiator, extractor, tiled floor, bath with mixer tap

### External

Externally there is a front garden and block paved drive leading to the house and garage whilst to the rear is a garden with paved patio area and lawn.

### Garage

10'0" x 19'4"

Integral garage accessed via an up and over garage door, wall mounted gas boiler

### 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

### 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.

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band E

# 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

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

