



MICHAEL HODGSON

estate agents & chartered surveyors

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## SUTHERLAND DRIVE, SUNDERLAND

£333,000

We are delighted to welcome to the market this fantastic 4 bed detached house situated on Sutherland Drive on The Broadway that must be viewed to be appreciated and will not fail to impress all who view. The property offers immaculately presented living space boasting gas central heating, security alarm and CCTV system, double glazing, stylish decor, an impressive kitchen with central breakfast island plus many extras of note. The generous living space briefly comprising of: Entrance Hall, Living Room, Kitchen / Dining Room, Utility, WC, Study / Dining Room and to the First Floor, Landing, 4 Bedrooms, Family Bathroom and an En Suite to the Master Bedroom. The property is located on the modern and sought after development of The Broadway which offers an excellent commuting location being within easy reach of the A19, Sunderland City Centre in addition to local shops, schools and amenities. Externally there is a front lawned garden, double width driveway leading to the house and garage whilst the rear is a lovely garden having a paved patio area and lawn. Viewing of this exceptional home is unreservedly recommended to fully appreciate the space, location and home on offer.

Detached House  
 Living Room  
 Garage & Gardens  
 Lovely Property

4 Bedrooms  
 Kitchen / Dining Room  
 Bathroom & En Suite  
 EPC Rating: C

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### Entrance Hall

The entrance hall has a LVT floor, radiator with cover, stairs to the first floor, double oak doors leading to the living room:

### Living Room

11'9" x 15'0"

The living room has a double glazed window to the front elevation, recessed spot lighting, double radiator, feature fireplace with electric fire, provision for a wall mounted tv

### Kitchen / Dining Room

14'6" max x 18'2"

A lovely open plan Kitchen dining room with the kitchen having a comprehensive range of floor and wall units granite worktops, sink and drainer with mixer tap, cupboard with wall mounted gas boiler, double electric oven, hob and extractor, integrated Siemens dishwasher, LVT floor, double glazed window, double glazed French doors opening to the rear garden, coving to ceiling, recessed spot lighting, radiator, provision for a wall mounted tv

There is a central island with quartz worktop, breakfast bar with power connected.

### Study / Dining Room

15'5" x 7'10"

Double glazed window to the front elevation, radiator, recessed spot lighting, formally one of the garages and has been converted to a versatile reception room, range of fitted storage units.

### WC

Low level wc, wall hung wash hand basin with mixer tap and tiled splash back, radiator, extractor, LVT flooring

### Utility

6'8" x 8'7"

The utility has a range of floor and wall units, sink and drainer with mixer tap, quartz worktop, radiator, lvt flooring, plumbed for washer and dryer, door to the garden, extractor

### First Floor

Landing, double glazed window to the side, oak handrail to the stairs and balustrade, radiator, loft access with ladder access. shelved storage cupboard.

### Bedroom 1

15'3" x 11'6"

Front facing, radiator, range of fitted wardrobes, recessed spot lighting

### En Suite

White suite comprising low level wc, wall hung basin set on a vanity unit, tiled walls, double glazed window, extractor, shower with rainfall style shower head and an additional shower attachment, mirror with inset light.

### Bedroom 2

16'11" x 8'4"

Front facing, double glazed window, double radiator, T fall roof in part, window seat, range of fitted wardrobes.

### Bedroom 3

7'11" x 9'4"

Rear facing, double glazed window, radiator

### Bedroom 4

8'7" x 8'3"

Rear facing, double glazed window, radiator

### Bathroom

Contemporary white suite comprising low level wc and sink with mixer tap set in a vanity unit, bath with rainfall style shower over and an additional shower attachment, tiled walls and floor, recessed spot lighting, extractor, chrome towel radiator, fitted mirror with inset light.

### Externally

Externally there is a front lawned garden, double width driveway

leading to the house and garage whilst to the rear is a lovely garden having a paved patio area and lawn in addition to a garden shed.

### Garage

Attached single garage accessed via an electric roller shutter with electric charging point, loft access with ladder access.

### 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.

# 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)

