



MICHAEL HODGSON

estate agents & chartered surveyors



## WESTERWOOD, SUNDERLAND

£349,950

We are delighted to bring to the market this immaculately presented 4 bed modern detached house nestled in a corner position on Westerwood which is situated on the highly regarded and sought after Thurcroft development that offers an excellent location providing easy access to the A19, Doxford International, local shops, schools and amenities, The property itself boasts gas central heating, double glazing, contemporary decor, solar panels and many extras of note. The internal accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining / Family Room, Utility Area, WC and to the First Floor, 4 Bedrooms, Bathroom and En Suite to the Master Bedroom. Externally there is an attractive paved driveway leading to the house and garage with a large lawned area opposite providing an excellent outlook. To the rear there is a south westerly facing garden with paved patio area and lawn accessed via a side pathway. Viewing of this lovely home is highly recommended.

Detached House

4 Bedrooms

Living Room

Kitchen / Dining / Family Room

Bathroom & En Suite

Garage & Gardens

Viewing Advised

EPC Rating: B



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### Entrance Hall

The entrance hall has a radiator, stairs to the first floor, storage cupboard

### Living Room

14'9" x 11'7"

The living room has a double glazed window, radiator, media wall with space for wall mounted TV and inset modern feature fire, fitted wooden blinds

### Kitchen / Dining / Family Room

26'6" max x 14'7" max

A lovely open plan Kitchen / Dining / Family Room having a double glazed window to the rear elevation, double glazed French doors to the rear garden, two radiators, provision for a wall mounted TV.

The Kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, double electric oven, cupboard with wall mounted gas central heating boiler, integrated fridge freezer, dishwasher, recessed spot lighting.

There is a central island with breakfast bar, gas hob with extractor over, opening to the utility area.

### Utility Area

8'3" x 3'11"

Floor and wall units, radiator, integrated washing machine, door to the rear garden

### WC

White suite comprising low level wc, pedestal wash hand basin with mixer tap, radiator, double glazed window, tiled walls and floor

### First Floor

Landing, double glazed window, loft access with ladder access. the loft space is floored for storage, fitted wooden blinds, storage cupboard,

### Bedroom One

14'9" max x 11'8" max

Front facing large master bedroom, double glazed window, radiator, fitted wardrobes, fitted wooden blinds, thermostat, provision for a wall mounted TV.

### En Suite

White suite comprising low level wc, wash hand basin with mixer tap, shower cubicle, chrome towel radiator

### Bedroom Two

8'5" x 11'6"

Double glazed window, radiator, modern fitted wardrobes providing excellent storage, fitted wooden blinds

### Bedroom Three

14'1" x 8'9"

Rear facing, double glazed window, radiator, fitted wooden blinds

### Bedroom Four

9'2" x 13'7"

Frontfacing, double glazed window, radiator, modern fitted wardrobes, fitted wooden blinds

### Bathroom

Large family bathroom comprising of a low level wc, wash hand basin with mixer tap, bath with mixer tap and shower attachment, chrome towel radiator, recessed spot lighting, extractor, shower cubicle

### External

Externally there is an attractive paved driveway leading to the house and garage with a large lawned area opposite providing an excellent outlook. To the rear there is a south westerly facing garden with paved patio area and lawn accessed via a side pathway

### Garage

Integral garage

### 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.

### COUNCIL TAX

The Council Tax Band is Band E

### TENURE

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

# M I C H A E L   H O D G S O N

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