



MICHAEL HODGSON

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estate agents & chartered surveyors



## BELFORD CLOSE, SUNDERLAND

£725,000

This impressive 5 bed detached house is located on Belford Close in Ashbrooke which offers a superb and highly desirable location commanding easy access to shops, schools and amenities as well as excellent transport links to Sunderland City Centre and beyond. The property benefits from stylish modern decor and finishes, gas central heating, underfloor heating to the ground floor, a bespoke kitchen, a security alarm system, superb bathroom suites and many extras of note. The generous yet versatile living space briefly comprises of: Entrance Hall, Living Room, Sitting / Dining Room, WC, Utility and an open plan Kitchen / Living / Family Room whilst to the First Floor there are 5 Bedrooms, 3 En Suites and a Family Bathroom. Externally the property is set on a lovely plot having front lawn, block paved double width driveway, whilst to the rear is a garden with patio area and lawn. Viewing of this stunning family home is unreservedly recommended to fully appreciate the space, home and location on offer.

Detached House

5 Bedrooms

Living Room

Kitchen / Dining / Family Room

Bathroom & 3 En Suites

Garage & Gardens

Stunning Property

EPC Rating: B

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### Entrance Hall

An impressive entrance hall having a tiled floor with under floor heating, alarm control panel, storage cupboard, oak staircase with glass balustrade.

### Living Room

16'6" x 12'3"

The formal living room has a large double glazed window to the front elevation and 2 double glazed windows to the side elevation, inset modern fire, under floor heating.

### Kitchen / Living / Family Room

30'10" x 22'10"

A fantastic open plan kitchen / living / family room having 2 sets of 3.75m of sliding doors leading to the rear garden, large double glazed window to the side evaluation and 2 additional double glazed windows, under floor heating and recessed spot lighting.

The kitchen has a compressive range of floor and wall units, silestone worktops, stainless steel sink with mixer tap, space for an American style fridge / freezer, integrated AEG microwave, oven and dishwasher, AEG electric oven.

There is a breakfasting island with AEG induction hob and storage below, breakfast bar.

### Sitting Room / Dining / Reception Room

20'6" x 9'8"

A versatile room having a large double glazed window to the front elevation, under floor heating, double glazed window to the rear, provision for a wall mounted tv.

### WC

White suite comprising wall hung WC, wash hand basin on vanity unit, partially tiled walls, extractor, recessed spot lighting, double glazed window.

### Utility

The utility has a range of floor and wall units, tiled floor, cupboard with wall mounted gas central heating boiler, plumbed for washer/dryer, door to rear, recessed spot lighting, double glazed window.

### First Floor

Galleried landing with glass baulastrde and hand rail, large double glazed window to the side elevation and two velux style windows.

### Bedroom 1

19'10" x 20'0"

An impressive master bedroom having a double glazed window to the front elevation, double glazed patio door opening to a Juliet balcony, his and hers walk in dressing area, provision for a wall mounted tv.

### En Suite

Walk in style wet room en-suite having rainfall style shower head, tiled floor, WC, his and hers wall hung wash hand basins with mixer taps, two velux style windows, chrome towel radiator, recessed spot lighting.

### Bedroom 2

11'9" x 18'5"

Rear facing, double glazed window, radiator, provision for a wall mounted tv.

### En Suite

White suite comprising low level we, wash hand basin set on vanity unit, shower with electric shower and tiled surround, tiled floor, partially tiled walls, double glaze window, radiator, recessed spot lighting.

### Bedroom 3

18'7" x 11'3"

Rear facing, double glazed window, radiator, provision for a wall mounted tv.

### En Suite

White suite comprising low level wc, wash hand basin set on vanity unit, shower with electric shower and tiled surround, tiled floor, partially tiled walls, double glaze window, radiator, recessed spot lighting.

### Bedroom 4

11'4" x 13'1"

Front facing, two double glazed window, radiator, provision for a wall mounted tv.

### Bedroom 5

11'6" x 13'1"

Front facing, double glazed window, radiator, provision for a wall mounted tv.

### Family Bathroom

white suite comprising wash hand basin, wall hung low level wc, modern free standing bath with mixer tap and shower attachment, chrome towel radiator, tiled wallls and floo,, recessed spot lighting, extractor, inset mirror.

### Externally

Externally the property is set on a lovely plot having front lawn, block paved double width driveway, whilst to the rear is a garden with patio area and lawn.

### Garage

There is an integral garage accessed via and electric roller shutter door.

# M I C H A E L   H O D G S O N

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