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estate agents & chartered surveyors

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WEST PARK ROAD, SUNDERLAND £1,250,000

An exceptional opportunity to purchase a stunning 4 bed detached home situated on the much sought after and highly desirable West Park Road in Cleadon Village which commands easy access to the village providing many shops, amenities, restaurants in addition to being ideally placed to commute to the regions towns and cities. The property itself offers a discerning purchaser generous and versatile living space having stylish and contemporary décor, superb bathroom suites, a stunning orangery, impressive kitchen/breakfast room plus extras of note. The internal accommodation briefly comprises of Entrance Hall, Living Room, Sitting Room, Dining Area, Orangery, Kitchen / Breakfast Room, Utility and to the First Floor, Landing, 4 Bedrooms, Family Bathroom and 2 En Suites in addition to a Dressing Room to the Master Bedroom. Externally the property is set on an extensive plot having a gated entrance, from a shared driveway off West Park Road, that opens to a generous gravelled driveway that provides access to the garage block. The front garden boasts a large lawn and a garden stocked with an abundance of mature trees, plants and shrubs whilst to the rear of the house is a lovely paved garden offering a large patio area. Viewing of this beautiful family residence is unreservedly recommended.

Detached House

4 Bedrooms

Stunning Property

3no Reception Rooms

Bathroom & 2 En Suites

Extensive Gardens

Viewing Advised

EPC Rating: C



WEST PARK ROAD, SUNDERLAND

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Entrance Hall

A lovely entrance hall having a tiled floor with underfloor heating, double glazed door, alarm control panel, stairs to first floor, opening to the dining area.

Living Room

29'1" to bay x 13'5"

The formal Living Room has three double glazed sash style windows to the front elevation, double glazed sash style window to the side elevation, underfloor heating, feature fireplace with multi fuel stove, recessed spot lighting

Sitting Room

17'5" to bay x 15'8"

The Sitting Room has a bay window to the front elevation overlooking the gardens incorporating three double glazed sash style windows, tiled floor with underfloor, heating multi fuel stove.

Dining Area

22'1" x 11'7"

A versatile space currently used as a dining area, double glazed sash style window to the side elevation, tiled floor with underfloor heating

Orangery

18'5" x 16'4" , 78'8"

A light and airy space having a large lantern light. Tiled floor with underfloor heating, two double glazed windows to the side elevation, two sets of double glazed French doors to the rear garden, opening to:

Kitchen / Breakfast Room

22'7" max x 15'6" max

The Kitchen has a comprehensive range of floor and wall units, granite worktops, Range cooker with extractor over, glass display cabinets, space for a free standing American style fridge freezer, double glazed sash style windows to two elevations, bay window with three double glazed sash style windows and a windows seat, integrated microwave, double Belfast sink with mixer tap, tiled floor with underfloor heating.

There is a central breakfasting island with breakfast bar, sink with mixer tap, storage below

Utility

7'7" x 7'6"

Plumbed for washing machine and dryer, tiled floor with underfloor heating, door to the garden, alarm control panel

First Floor

Galleried landing having a double glazed sash style window to the front elevation

and a double glazed window to the rear elevation, recessed spot lighting, loft access

Bedroom One

27'3" max x 15'8" max

The Master Bedroom has three double glazed windows, Velux style window, recessed spot lighting, vaulted style ceiling

Dressing Room

12'5" x 7'3"

Recessed spot lighting, Velux style window

En Suite

An impressive en suite having a suite comprising of a his and hers wash hand basins with mixer taps set in a vanity unit, low level wc, double glazed sash style window, two chrome towel radiators, jacuzzi style bath with mixer tap, walk in wet room style shower, recessed spot lighting

Bedroom Two

13'1" x 14'9"

Front facing, two double glazed sash style windows, underfloor heating

En Suite

Modern white suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, bath with shower over, chrome towel radiator, recessed spot lighting

Bedroom Three

13'6" x 14'11"

Front facing, two double glazed sash style windows, laminate floor with underfloor heating

Bedroom Four

12'11" x 10'9"

Rear facing, recessed spot lighting, double glazed sash style window to the rear elevation, underfloor heating

Bathroom

Suite comprise low level wc, pedestal wash hand basin with mixer tap, corner bath with mixer tap, shower cubicle, recessed spot lighting

External

Externally the property is set on an extensive plot having a gated entrance, from a shared driveway off West Park Road, that opens to a generous gravelled driveway that provides access to the garage block. The front garden boasts a large lawn and a garden stocked with an abundance of mature trees, plants and shrubs whilst to the rear of the house is a lovely paved garden offering a large patio area.

Garage Block

An extensive garage block having a double garage access via via an electric roller shutter in addition to a double with car part to the side of the garage.

Garden Room

13'6" x 19'8"

A fantastic room to the side of the garage block that is currently used as a garden room / bar but could be used for a variety of uses including a home gymnasium or office. double glazed window, double glazed French doors to the garden, a WC and door access to the garage

FREE VALUATIONS

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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

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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