



MICHAEL HODGSON

estate agents & chartered surveyors

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## FOXCOVER LANE, SUNDERLAND

£585,000

Nestled in the desirable area of Middle Herrington we are pleased to present this impressive five-bedroom detached house on Foxcover Lane. This property is ideally situated, offering convenient access to local schools, shops, and amenities, as well as being in close proximity to Doxford International Business Park. The excellent road links to Sunderland City Centre and the A19 make this location particularly appealing for commuters. Upon entering the home, you are greeted by a welcoming entrance hall that leads to a spacious kitchen and family room, perfect for modern living. The ground floor also features a dining room, a comfortable living room, a sun room, a utility area, a bathroom, and a versatile ground floor bedroom, providing ample space for family and guests alike. The first floor boasts four well-proportioned bedrooms, including one with a dressing area, alongside a family bathroom, ensuring that there is plenty of room for everyone. Externally, the property is set on a generous plot, featuring a gated front garden with a paved driveway that offers off-street parking and leads to a garage. The side of the house is adorned with an artificial lawn and a patio area, ideal for outdoor relaxation. The rear garden is a true haven, complete with a lawn, mature trees and bushes, a decking area, a gazebo, and a garden shed, providing a perfect space for entertaining. This delightful home is a rare find and viewing is highly recommended to fully appreciate the space and potential it offers.

Detached House  
2 Bedrooms  
Gardens  
Must Be Viewed

5 Bedrooms  
Kitchen/ Family Room  
Garage  
EPC Rating D



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Entrance Hall

The Entrance Hall has stairs to the first floor, radiator.

Kitchen/ Family Room

25'8" max x 32'8" max

The Kitchen has a range of floor and wall units, space for a fridge/freezer, space for a dishwasher, space for a range style cooker with extractor over, breakfast island with sink, recessed spot lighting, sink and drainer with mixer tap, radiator, 2 double glazed windows, double glazed French doors to the rear, opening to the dining room.

Dining Room

13'8" max x 14'8" max

Double glazed window, radiator, feature fire place.

Inner Hall

Radiator, storage cupboard, rear vestibule with door to the rear.

Ground Floor Bedroom

14'3" x 11'0" max

Ground floor bedroom, double glazed window, radiator, feature fire place, double glazed window to the side elevation.

Bathroom

Suite comprising of a low level WC, pedestal basin, shower, free standing roll top bath, double glazed window, radiator.

Living Room

13'8" max x 13'11" max

Front facing Living Room having a double glazed window, radiator, feature fire place with gas fire.

Sun Room

17'4" max x 16'4" max

The Sun Room ha a range of double glazed windows, wall mounted gas central heated boiler, door to the front garden, radiator.

Utility

5'8" x 7'4"

The utility has a range of floor and wall units, stainless steel sink and drainer, plumbed for washer and dryer, 2 double glazed window.

First Floor

Landing.

Bedroom 1

7'1" x 16'11"

Front facing, double glazed window, radiator, storage cupboard opening to the dressing room, walk in wardrobe.

Dressing Room

7'6" x 8'9"

Rear facing, double glazed window, radiator.

Bedroom

15'8" max x 14'1" max

Front facing. double glazed window, radiator, t fall roof in part.

Bathroom

Suite comprising of a low level WC, pedestal basin, large jacuzzi style bath, double glazed window, radiator, towel radiator, recessed spot lighting, tiled walls and floor.

Bedroom

8'5" x 12'8"

Rear facing, double glazed window, radiator.

Bedroom

12'11" x 10'4"

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

Externally

Externally, the property is set on a generous plot, featuring a gated front garden with a paved driveway that offers off-street parking and leads to a garage. The side of the house is adorned with an artificial lawn and a patio area, ideal for outdoor relaxation. The rear garden is

a true haven, complete with a lawn, mature trees and bushes, a decking area, a gazebo, and a garden shed, providing a perfect space for entertaining.

Garage

Integrated single garage accessed via an electric roller shutter, loft ladder access for space above for additional storage.

COUNCIL TAX

The Council Tax Band is Band D.

TENURE

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

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.

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

# M I C H A E L   H O D G S O N

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