



MICHAEL HODGSON

estate agents & chartered surveyors

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# OFFERTON, SUNDERLAND

## £550,000

Welcome to Holly House, a splendid detached residence located in the charming hamlet of Offerton. This impressive property boasts an abundance of space, making it an ideal family home arranged over 3 floors with five generously sized bedrooms, there is ample room for everyone to enjoy their own private sanctuary.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. Each room is designed to create a warm and welcoming atmosphere, allowing for both relaxation and social gatherings.

In addition to the spacious living areas, Holly House offers a superb family bathroom and 4 en suites, in addition to a ground floor WC ensuring convenience and comfort for all residents and visitors. This thoughtful layout is particularly beneficial for larger families or those who frequently host guests. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, Sitting Room, Kitchen / Dining Room, Utility and WC whilst to the First Floor there is a Landing, 4 Bedrooms, Family Bathroom and 3 En Suites. To the Second Floor is a Master Suite with Bedroom, En Suite and Dressing Room. Externally there is a front garden, block paved driveway leading to the house and garage whilst to the rear is a lawned garden enjoying exceptional views.

Set in a desirable location, this property combines the tranquillity of a semi rural living with easy access to local amenities and excellent transport links via the A19 and A1(M). Whether you are looking for a peaceful retreat or a vibrant family home, Holly House presents an exceptional opportunity to enjoy a high standard of living.

Do not miss the chance to make this remarkable house your new home.

Detached House	5 Bedrooms
Living Room & Sitting Room	Kitchen / Dining Room
Stunning Property	Over 3 Floors
Bathroom & 4 En Suites	EPC Rating E



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Entrance Vestibule  
Tiled floor, leading to:

Inner Hall  
A lovely hallway having an Alarm control panel, wood strip floor with under floor heating, cupboard under the stairs

Living Room  
13'0" x 16'7"  
The living room has 2 double glazed windows to the front elevation, wood strip floor with under floor heating.

Kitchen / Dining Room  
18'9" x 14'0"  
The kitchen has a range of floor and wall units, integrated dishwasher, fridge, freezer, microwave oven, electric oven, electric hob with extractor over, double glazed patio doors to the garden.  
Central island with breakfast bar, tiled floor with under floor heating.

Sitting Room  
20'5" x 11'8"  
The sitting room has an Inset log burner, double glazed window and double glazed patio door to the garden, additional large double glazed double glazed window to the side elevation, under floor heating

Utility  
8'3" x 6'3"  
Floor and wall units, stainless steel sink with drainer with mixer tap, plumbed for washer, recessed spot lighting, extractor.

WC  
Low level WC, wall hung wash hand basin with mixer tap, extractor.

First Floor  
Landing, 2 double glazed windows to the side elevation, alarm control panel, double glazed window to the front elevation.

Family Bathroom  
White suite comprising of a low level WC, bath with mixer tap and

shower over, chrome towel radiator, recessed spot lighting, extractor, wash hand basin with mixer tap, tiled floor and walls.

Bedroom 2  
13'10" x 17'1"  
Rear facing, double glazed window, under floor heating, range of fitted wardrobes.

En Suite  
White suite comprising of a low level WC, wash hand basin with mixer tap, bath with mixer tap and shower attachment, chrome towel radiator, double glazed window, tiled floor and walls, shower with attachment, recessed spot lighting.

Bedroom 3  
15'8" x 13'4"  
Front facing, range of fitted wardrobes, double glazed window, under floor heating.

En Suite  
Suite comprising of a low level WC, wash hand basin with mixer tap, chrome towel radiator, recessed spot lighting, corner shower cubicle, recessed spot lighting, extractor, tiled floor and walls.

Bedroom 4  
13'5" x 9'10"  
Front facing, double glazed window, under floor heating, range of fitted wardrobes.

En Suite  
White suite comprising of a lo level WC, wash hand basin with mixer tap, shower cubicle, tiled walls and floor, recessed spot lighting, extractor.

Bedroom 5  
13'6" x 20'6"  
2 Double glazed windows, under floor heating.

Second Floor  
Landing.

Bedroom 1  
20'9" max x 19'5" max  
An impressive master bedroom, rear facing, double glazed window, electric panel heater.

Dressing Room  
Range of fitted wardrobes, matching dressing table, 2 velux style windows, electric panel heater.

En Suite  
White suite comprising of a low level WC, bidet, wall hung wash hand basin with mixer tap, bath with mixer tap, 2 velux style windows, tiled floor, chrome towel radiator, corner shower cubicle.

Garage  
Integral garage accessed via an up and over garage door.

Externally  
Externally there is a front garden, block paved driveway leading to the house and garage whilst to the rear is a lawned garden enjoying exceptional views

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 F.

# M I C H A E L   H O D G S O N

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