



MICHAEL HODGSON

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estate agents & chartered surveyors



LEDBURY ROAD, SUNDERLAND £585,000

A stunning detached residence commanding an impressive location in Ashbrooke which offers superb location for local shops, schools and amenities as well as easy access to Sunderland City Centre. The property is nestled within a quiet cul-de-sac location offering a degree of privacy and seclusion. Accessed via electrically operated gates this home incorporates stylish decor and many extras of note. The generous yet versatile living accommodation briefly comprises of: Entrance Hall, Living Room, Sitting Room, Kitchen / Breakfast Room, Utility, Dining Room, Lounge / 4th Bedroom, Family Bathroom, 2 Bedrooms, one with En suite and to the First Floor a Master Bedroom and En Suite. Externally the property is accessed via electronically operated security gates leading to a block paved driveway to the house whilst to the rear and side is a mature and secluded well stocked garden having a lawned area and an array of trees plants and shrubs in addition to a decking/entertaining terrace, external shower, outside fire and space for a hot tub. Viewing of this exceptional property is highly recommended to fully appreciate the space, home and location on offer.

Detached House

4 Bedrooms

Living Room & Sitting
Room

Kitchen / Dining Room

Bathroom & 2 En Suites

Stunning Plot

Viewing Advised

EPC Rating: D



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Entrance Hall
A lovely entrance hall having a tiled floor, radiator, recessed spot lighting, door to the garden

Living Room
13'2" x 23'11"
The Living Room has a stunning vaulted ceiling, three Velux style windows, exposed wood floor, radiators, ornate feature fireplace, large window overlooking the garden, bi folding doors opening to the sitting room

Sitting Room
9'11" x 12'0"
The sitting room has a double glazed window to the front elevation, exposed wood floor, radiator, recessed spot lighting, bi-folding doors to the living room

Kitchen / Breakfast Room
17'0" x 11'10"
The kitchen has a range of floor and wall units, double Belfast style sink with mixer tap, breakfast bar, fitted seat, double glazed window, range cooker with extractor over, exposed wood floor, wine rack, space for an American style fridge freezer, opening to:

Dining Room
17'10" x 11'9"
The Dining rom has an exposed wood floor, radiator, bi-folding doors to the rear garden, recessed spot lighting,

Utility
9'10" x 6'11"
Wall mounted gas central heating boiler, laminate floor, plumbed for washing machine and dryer, floor and wall units. double glazed window

Inner Hall
Exposed wood floor, storage cupboard, mirror fronted fitted wardrobe

Bedroom 3
16'0" x 11'10"
Side facing, double glazed window, radiator, exposed wood floor, recessed spot lighting, full range of mirror fronted fitted wardrobes

Bathroom
White suite comprising low level wc, pedestal wash hand basin, shower cubicle with tile surround, double glazed window, chrome towel radiator, tiled floor, bath with mixer tap, recessed spot lighting, extractor

WC
White suite comprising low level wc, pedestal wash hand basin with tile splashback, tiled floor, double glazed window, recessed spot lighting, extractor, chrome towel radiator

Living Room / Bedroom 4
22'4" max x 19'8" - max
A versatile room that is currently used as a 4th bedroom but was formerly used as a living room and cinema room, exposed wood floor, large double glazed window, recessed spot lighting

Bedroom 2
24'9" x 10'1"
Two double glazed windows, exposed wood floor, recessed spot lighting, dressing area, two radiators

En Suite
White suite comprising low level wc, pedestal wash hand basin with mixer tap and tiled splashback, shower with tile surround, chrome towel radiator

First Floor
access to bedroom 1

Bedroom 1
23'3" max x 19'9" max
An impressive bedroom having two double glazed windows, vaulted

ceiling with open beams, two Velux style windows, recessed spot lighting, range of mirror fronted fitted wardrobes

En Suite
White suite comprising low level wc, pedestal wash hand basin with mixer tap and tiled splashback, free standing roll top bath with mixer tap and shower attachment. walk in shower with Rainfall style shower head and tiled surround, double glazed window, recessed spot lighting, extractor, tiled floor, chrome towel radiator

External
Externally the property is accessed via electronically operated security gates leading to a block paved driveway to the house whilst to the rear and side is a mature and secluded well stocked garden having a lawned area and an array of trees plants and shrubs in addition to a decking/entertaining terrace, external shower, outside fire and space for a hot tub.

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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 G

TENURE
We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 13th may 1964. 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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