



MICHAEL HODGSON

estate agents & chartered surveyors

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## CHARNWOOD, SUNDERLAND

£575,000

We welcome to the market this stunning 5 bed detached house nestled in a cul-de-sac position on Charnwood on the exclusive executive Burdon Rise development that will not fail to impress all who view. Burdon Rise commands a superb location ideal for local amenities, shopping facilities, schools, Doxford International Business Park and superb transport links including major road networks via the A19. The property boasts gas central heating, double glazing, contemporary décor, modern bathroom suites, a superb open plan kitchen / breakfast / family room and many more extras of note. The living generous yet versatile accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast / Family Room, Utility, Wc, Study / Home Office and to the First Floor, Landing, 5 Bedrooms, En Suite and Dressing Area to the Master Bedroom, En Suite to Bedroom 2, a Jack and Jill Sale En Suite to Bedrooms 3 & 4 and a Family Bathroom. Externally the property has a lovely garden having a front garden and side double width driveway leading to the double garage whilst to the rear is a garden having an Indian stone patio area that sweeps around the back of the house, raised lawn and borders in addition to a seating area. Viewing of this lovely home is highly recommended to fully appreciate the space, appointment and location on offer.

Detached House

5 Bedrooms

Living Room & Dining Room

Kitchen / Breakfast / Family Room

Family Bathroom & 3 En Suites

Double Garage & Gardens

Stunning Property

EPC Rating: B

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## Entrance Hall

The entrance hall has a laminate floor, radiator, stairs to the first floor, walk in cloaks / storage cupboard.

## Living Room

11'8" x 16'10"

The living room has a double glazed window and double glazed french doors to the rear garden, 2 radiators, laminate floor.

## Kitchen / Breakfast / Family Room

23'2" max x 25'2" max

A stunning open plan kitchen / breakfast / family room having a double glazed window to the front and rear elevation, radiator, recessed spot lighting, double glazed french doors to the garden, laminate floor.

The kitchen has a range of floor and wall units, quartz worktops, double width sink and mixer tap, double electric oven, integrated fridge, freezer and dishwasher. There is a superb central island with quartz worktop, breakfast bar, pop up power points, induction hob with extractor over.

## Dining Room

14'3" x 10'6"

Double glazed french doors to the rear elevation, laminate floor, radiator.

## Utility

6'0" x 9'5"

Wall mounted gas central heating boiler, plumbed for washer and dryer, 2 double glazed windows, laminate floor, radiator, access to the WC

## WC

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, radiator, part tiled walls, laminate floor, extractor.

## Study / Home Office

11'9" x 6'9"

Front facing, an excellent study / home office, double glazed window, radiator, laminate floor.

## First Floor

Landing, double glazed window to the front elevation, loft access, storage cupboard.

## Bedroom 1

11'9" x 13'10"

The master bedroom is front facing having a double glazed window, radiator, leading to the dressing area.

## Dressing Area

7'10" x 7'2"

Double glazed window, access to the en suite

## En Suite

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, part tiled walls, tiled floor, double glazed window, radiator, shower cubicle with rainfall style shower head and an additional shower attachment with tiled surround, chrome towel radiator.

## Bedroom 2

17'1" x 11'10"

Rear facing, double glazed window, radiator, storage cupboard / wardrobe.

## En Suite

White suite comprising of a low level WC, wall hung wash hand basin with mixer taps, part tiled wall, tiled floor, double glazed window, recessed spot lighting, extractor, shower with rainfall style shower head and an additional shower attachment and tiled splashback, towel radiator.

## Bedroom 3

12'0" x 9'4"

Front facing, double glazed window, radiator.

## En Suite

Jack and Jill style en suite having a low level WC, wall hung wash hand basin with mixer tap, towel radiator, double glazed window, part tiled walls, tiled floor, recessed spot lighting, extractor, shower with rainfall style shower head and an additional shower attachment and tiled splashback.

## Bedroom 4

9'10" x 12'2"

Rear facing, double glazed window, radiator.

## Bedroom 5

10'4" max x 11'11" max

Rear facing, double glazed window, radiator.

## Family Bathroom

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, double glazed window, part tiled walls, tiled floor, recessed spot lighting, extractor, bath with mixer tap.

## Externally

Externally the property has a lovely garden having a front garden and side double width driveway leading to the double garage whilst to the rear is a garden having an Indian stone patio area that sweeps around the back of the house, raised lawn and borders in addition to a seating area.

## Double Garage

Accessed via an up and over garage door.

## COUNCIL TAX

The Council Tax Band is Band G

## TENURE

We are advised by the Vendors that the property is Freehold. 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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