



MICHAEL HODGSON

estate agents & chartered surveyors

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LEIGHFIELD DRIVE, SUNDERLAND

£575,000

Michael Hodgson are delighted to welcome to the market this impressive substantial 5 bed detached house on Leighfield Drive on the exclusive executive Burdon Rise development that will not fail to impress all who view. Burdon Rise commands a superb location is ideal for local amenities, shopping facilities, schools and superb transport links including major road networks with the A19. The house offers exceptional family living having a security alarm system, contemporary décor, upgraded floor coverings to the ground floor, stunning kitchen with integrated appliances and many more extras of note. The generous living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining / Family Room, Utility, WC, Sitting Room / Dining Room, Study / Reception Room and to the First Floor, 5 Bedrooms, En Suite and Dressing Room to Bedroom 1, a Jack and Jill Style En Suite to Bedrooms 2 & 3 in addition to a 3rd En Suite to Bedroom 2 and a Family Bathroom. Externally the property has a front garden and a double width block paved driveway leading to the double garage whilst to the rear there is a lovely lawned garden and generous paved patio area. Viewing of this exceptional family residence is unreservedly recommended to fully appreciate the space, home and location on offer.

Detached House

5 Bedrooms

Living Room

Kitchen / Dining / Family Room

Dining / Sitting Room

Family Bathroom & 3 En Suites

Garage and Gardens

EPC Rating: B

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Entrance Hall
The entrance hall has stairs to the first floor, Amtico flooring, cupboard under the stairs, radiator.

Living Room
11'7" x 16'10"
The formal living room has two radiators, double glazed French doors to the rear garden.

Kitchen / Sitting Room / Family Room
24'11" max x 23'5" max
A superb open plan kitchen / dining / family room having a double glazed window to the front elevation, large double glazed window to the rear elevation double glazed French doors to the rear garden, radiator, Amtico flooring.

The kitchen is fitted with a comprehensive range of floor and wall units, sink and mixer tap, Amtico flooring, electric oven, microwave oven, integrated dishwasher, recessed spot lighting, useful pantry cupboards.

There is a central island with granite worktops, breakfast bar, gas hob with extractor over.

Dining Room
14'5" x 10'4"
Currently used as a dining room but could be used as a sitting room having double glazed French doors to the rear garden, radiator, feature wood panelled walls.

Utility
Range of floor and wall units, granite worktops, Amtico flooring, plumbed for washer and dryer, radiator, two double glazed windows, wall mounted gas central heating boiler, recessed spot lighting, extractor.

WC
White suite comprising of a low level WC, wall hung wash hand basin

with mixer tap, Amtico flooring, recessed spot lighting, extractor, radiator.

Study / Reception Room
11'8" x 6'5"
A versatile reception room or study, double glazed window, radiator, Amtico flooring.

First Floor
Galleried landing, double glazed window, recessed spot lighting, radiator, loft access, storage cupboard.

Bedroom 1
13'6" x 11'10"
Double glazed window, double radiator.

Dressing Area
6'1" x 6'11"
Accessed from bedroom 1 and providing access to the en suite having a double glazed window, range of fitted wardrobes.

En Suite
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, shower cubicle, tiled walls and floor, radiator.

Bedroom 2
17'3" max x 11'3" max
Rear facing, double glazed window, radiator, storage cupboard, range of fitted wardrobes with matching dressing table.

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

Bathroom
White suite comprising of a low level WC, wash hand basin with mixer tap, bath with mixer tap, tiled walls and floor, mirrored wall in part.

Bedroom 3
9'8" x 11'10"
Rear facing, double glazed window, radiator.

En Suite
Jack and Jill style en suite, white suite comprising of a low level WC, wash hand basin with mixer tap, chrome towel radiator, tiled walls and floor, recessed spot lighting, extractor.

Bedroom 4
8'9" x 11'11"
Front facing, double glazed window, radiator.

Bedroom 5
10'9" x 11'11"
Rear facing, Double glazed window, radiator.

Externally
Externally the property has a front garden and a double width block paved driveway leading to the double garage whilst to the rear there is a lovely lawned garden and generous paved patio area.

Double Garage
There is an attached double garage accessed via two up and over garage doors.

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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