



MICHAEL HODGSON

estate agents & chartered surveyors

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THE MEWS, SUNDERLAND

£570,000

We are delighted to offer to the market this superb 5 bed modern detached house situated in a much sought after location on the cul-de-sac of The Mews which is just off Crow Lane in Middle Herrington commanding easy access to the A19, Doxford International Business Park, well respected shops, schools and amenities. Internally the property boasts generous family living accommodation that will not fail to impress all who view benefitting from contemporary décor, a superb bespoke kitchen, modern bathroom suites and many extras of note. The generous yet versatile living space briefly comprises of: Entrance Hall, Living Room, Garden Room, Kitchen / Breakfast Room, Study, Utility and to the First Floor, 5 Bedrooms, Bathroom, En Suite to Bedroom 2 and to the Master Bedroom a Dressing Room and En Suite. Externally the property is set on a front and side lawned garden with a double driveway leading to the garage whilst to the rear and side is a lovely garden with paved patio area, lawn and an electrically operated awning. Viewing of this exceptional property is highly recommended.

Detached House

5 Bedrooms

Living Room

Kitchen / Dining Room & Utility

Bathroom & 2 En Suites

Double Garage

Viewing Advised

EPC Rating: C



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Entrance Hall

A spacious entrance hallway having a tiled floor, 2 radiators, cupboard under the stairs, stairs to the first floor.

Living Room

The living room spans the full depth of the house having a tiled floor, large double glazed window to the front elevation, 2 radiators, media wall with inset electric fire, shelving to two alcoves.

Garden Room

12'0" max x 11'3" max

The garden room has a tiled floor, range of double glazed windows and double glazed french doors to the garden.

Kitchen / Breakfast / Dining Room

15'8" max x 23'1" max

The kitchen is fitted with a comprehensive range of floor and wall units, granite worktops, electric oven, microwave oven, integrated dishwasher, gas hob with extractor over, 3 double glazed windows, tiled floor, double radiator, sink with mixer tap, integrated dishwasher, space for a freestanding American style fridge freezer.

Study

9'0" x 10'0"

The study has a range of fitted furniture including a desk, storage and shelving

Utility

9'1" x 25'11"

Floor and wall units, granite worktops, sink and mixer tap, double glazed window, radiator, tiled floor.

WC

Low level WC, tiled floor, double glazed window, wash hand basin with mixer tap sat on a vanity unit, extractor, recessed spot lighting.

First Floor

Landing, radiator.

Bedroom 1

17'8" x 17'1"

A generous master bedroom having a double glazed window to the side elevation, 4 velux style windows, t fall roof in part, radiator.

Dressing Room

8'2" x 7'1"

Velux style window.

En Suite

White suite comprising of a low level WC, corner shower with electric shower, part tiled walls and floor, velux style window, chrome towel radiator.

Bedroom 2

12'6" x 13'8"

Double glazed window, radiator, range of fitted wardrobes.

En Suite

White suite comprising of a low level WC, pedestal basin, chrome towel radiator, double glazed window, tiled walls and floor, shower with tiled splashback.

Bedroom 3

9'10" max x 12'10" max

Double glazed window, radiator, range of fitted wardrobes with inset drawers.

Bedroom 4

12'10" x 11'6"

Front facing, double glazed window, radiator, range of fitted wardrobes with inset drawers.

Bedroom 5

17'7" x 9'3"

Double glazed window, radiator, recessed wardrobe.

Bathroom

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

freestanding bath with shower attachment and rainfall style shower, wash hand basin with mixer tap set on a vanity unit, chrome towel radiator.

Garage

Double garage accessed via an Electric roller shutter.

Externally

Externally the property is set on a front and side lawned garden with a double driveway leading to the garage whilst to the rear and side is a lovely garden with paved patio area, lawn and an electrically operated awning.

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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