



MICHAEL HODGSON

estate agents & chartered surveyors



## LABURNUM GROVE, SUNDERLAND

### Offers Over £735,000

We are delighted to welcome to the market this stunning and substantial 4 bed extended semi detached house situated on Laburnum Grove in Cleaton Village boasting convenient access to the village and its well respected bars, restaurants, cafes and amenities as well as offering superb transport links to the region's towns and cities. This lovely home boasts spacious and versatile living accommodation benefiting from stylish and contemporary decor, a bespoke kitchen, modern bathroom suites and many extras of note that will not fail to impress all who view. The living space briefly comprises of: Entrance Hall, Sitting Room, Living Room / Dining Room, Kitchen / Breakfast Room, Utility / Porch, WC and to the First Floor, 4 Bedrooms, Family Bathroom and En Suite to the Master Bedroom. Externally the property is set on a stunning garden plot boasting an array of mature plants, trees and shrubs with a generous paved patio area, extensive lawn in addition to a detached double garage and double width driveway. Viewing is highly recommended to fully appreciate the home and location on offer.

Semi Detached House

4 Bedrooms

Living Room

Sitting / Dining Room

Kitchen / Breakfast Room

Stunning Gardens

Double Garage

EPC Rating: D

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### Entrance Hall

The entrance hall has a radiator, stairs to the first floor, 2 timber framed double glazed windows, oak wood floor.

### Sitting Room

25'0" max x 12'9" max

A lovely formal room having a timber framed double glazed bay window to the front elevation, timber framed double glazed window to the rear elevation, fitted study area and fitted shelving to one wall, multi fuel stove, two radiators, oak wood floor.

### Living Room / Dining Room

26'8" max x 16'1" max

A spacious room having a box bay window incorporating two large aluminium windows and french doors leading to the garden, four double radiators, flame effect modern inset gas fire, feature radiator, timber framed double glazed window to the front elevation, opening to the kitchen / breakfast room

### Kitchen/Breakfast Area

24'9" x 10'3"

The kitchen has a Neptune fitted kitchen having a range of floor and wall units, granite worktops, 5 ring gas hob, stainless steel sink and mixer tap, wine rack, double oven, integrated dishwasher, fridge, larder cupboard, recessed spot lighting, bi folding doors to the garden, vaulted ceiling in part with two velux style windows, oak wood floor,

### Utility

7'8" x 6'3"

The utility has plumbing for a washer and dryer, cupboard with wall mounted gas central heating boiler

### WC

Wall hung low level WC, wall hung wash hand basin with mixer tap and tiled splashback, oak wood floor, accessed from the entrance hallway.

### First Floor

Landing.

### Family Bathroom

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, bath shower over, chrome towel radiator, two timber framed double glazed windows.

### Bedroom 1

13'0" x 16'5"

A light and airy bedroom having three timber framed double glazed windows, 2 sets of fitted wardrobes, radiator.

### En Suite

White suite comprising of a low level WC, wash hand basin with mixer tap and tiled splashback, chrome towel radiator, timber framed double glazed windows, shower cubicle with tiled splashback.

### Bedroom 2

10'6" x 12'10"

Rear facing, timber framed double glazed window, radiator.

### Bedroom 3

12'1" x 11'3"

Front facing, timber framed double glazed window, radiator, inset shelving to one alcove.

### Bedroom 4

8'0" x 8'2"

Front facing, timber framed double glazed windows, radiator.

### Double Garage

15'7" x 16'8"

Detached double garage width double width driveway.

### Externally

Externally the property is set on a stunning garden plot boasting an array of mature plants, trees and shrubs in addition to a generous paved patio area, extensive lawn in addition to a detached double garage and double width driveway.

### COUNCIL TAX

The Council Tax Band is Band F.

### 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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