



MICHAEL HODGSON

estate agents & chartered surveyors

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NORMANBY COURT, SUNDERLAND

Offers Over £485,000

Commanding unrivalled and spectacular views over the marina this 4 bedroomed house must be viewed to be fully appreciated. The property which was the "show home" for the North Haven development is situated in the cul-de-sac of Normanby Court on the much sought after coastal location which offers a superb location providing easy access to the sea front, its beaches, coastline walk and amenities as well as being only a short car journey to Sunderland city centre, local shops, schools and amenities. Internally the generous and deceptive living space benefits from contemporary decor, a stunning open plan Kitchen / Dining / Living / Family Room, Sitting Area with bi folding doors opening to the garden and many extras of note. The versatile accommodation briefly comprises of: Entrance Hall, WC / Cloaks, Living Room / Dining / Family Room / Kitchen, Sitting Area and to the First Floor 4 Bedrooms with the Master Bedroom having an En Suite, Family Bathroom. Externally there is a driveway leading to the house and garage and to the rear is a lovely garden with decking area, lawn and artificial grass lawn all of which enjoy stunning views the marina and the river in the distance. Viewing of this lovely family home is unreservedly recommended to fully appreciate the home, location and exceptional views on offer.

Mid Link House
Kitchen / Dining / Living
Room
Marina & River Views
Viewing Advised

4 Bedrooms
Sitting Room
Stunning Property
EPC Rating: C



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Entrance Hall

The entrance hall has a laminate floor, double radiator, return staircase to the first floor, storage cupboard.

Kitchen / Dining / Family Room / Living Room

38'10" max x 22'3" max

A stunning open plan room having an open plan room having sliding patio doors to the garden, two double glazed windows, four radiators, laminate floor in part, recessed spot lighting, media wall with space for a wall mounted tv and inset modern electric fire, opening to the sitting area

The kitchen has a range of floor and wall units, granite worktops, integrated fridge, freezer, washing machine, dishwasher, double radiator and cupboard with wall mounted gas central heating boiler, stainless steel sink and mixer tap, there is a central island with granite worktops, breakfast bar, electric oven, electric hob.

Sitting Area

8'1" x 11'5"

A lovely sitting area having a laminate floor, two sets of bi folding doors to the garden, radiator.

WC

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

First Floor

Landing, storage cupboard.

Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, chrome towel radiator, bath with shower over, storage cupboard, recessed spot lighting, recessed spot lighting, extractor.

Bedroom 1

15'5" max x 18'9" max

The master bedroom has a large double glazed window to the rear elevation overlooking the marina and beyond, radiator, feature fire with electric fire, walk in dressing area and access to the en suite.

En Suite

White suite comprising of a low level WC and wash hand basin with mixer tap sat on a vanity unit, double glazed window, chrome towel radiator, corner shower cubicle, recessed spot lighting, extractor.

Bedroom 2

15'8" x 13'4"

Front facing, double glazed window, radiator, recessed wardrobe.

Bedroom 3

8'7" x 11'0"

Front facing, double glazed window, radiator.

Bedroom 4

11'8" max x 9'3" max

Front facing, double glazed window, radiator, recessed wardrobe.

Garage

Accessed via an electric roller shutter. reduced length garage - only 3.83m in depth

Externally

Externally there is a driveway leading to the house and garage and to the rear is a lovely garden with decking area, lawn and artificial grass lawn all of which enjoy stunning views the marina and the river in the distance.

TENURE

We are advised by the Vendors that the property is held on a long leasehold for a term of 999 years from 1st March 1995.. Any prospective purchaser should clarify this with their Solicitor.

The seller has advised that there is an annual service charge of £130 payable for the communal areas on North Haven to Kingston Property.

COUNCIL TAX

The Council Tax Band is Band E.

M I C H A E L H O D G S O N

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