



MICHAEL HODGSON

estate agents & chartered surveyors

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WARDEN LAW LANE, SUNDERLAND

£650,000

We are delighted to bring to the market this superb 4 bed detached house situated on Warden Law Lane in Old Silksworth which offer an excellent location being within easy reach of Doxford International Business Park, the A19, local shops, schools and amenities as well as a short car journey to Sunderland City Centre. Elmwood is a substantial property offering generous family living space that will not fail to impress all who view briefly comprising of: Entrance Porch, Inner Hall, Sitting Room, Living / Dining Room, Orangery, Kitchen / Breakfast Room, Utility, WC and to the First Floor, 4 Bedrooms Bathroom and 2 En Suites. Externally the property is set on a generous plot accessed via a gated driveway leading to the house and garage in addition to matured lawned gardens to the front and side of the house with decking area to the side and rear. Viewing of this lovely home is highly recommended.

Detached House
Living / Dining Room
Bathroom & 2 En Suites
Viewing Advised

4 Bedrooms
Orangery & Sitting Room
Superb Property
EPC Rating: C



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Entrance Porch
Tiled floor, double glazed french doors leading to the inner hall.

Inner Hall
The inner hallway has an open ceiling to the first floor, Radiator, tiled floor, large double glazed window at the first floor level.

Sitting Room
17'10" x 17'6"
The sitting room has a large double glazed window and two additional double glazed windows, two radiators.

Living Room/Dining Room
13'11" x 25'8"
An open plan split level living room / dining room having a tiled floor, under floor heating, two radiators, recessed spot lighting, two double glazed windows, double glazed french doors to the orangery, serving hatch to the kitchen.

Orangery
24'8" x 15'6"
A light and airy room having a tiled floor with under floor heating, eight double glazed windows, two double glazed french doors to the garden, lantern light.

Kitchen / Breakfast Room
30'10" x 9'10"
The kitchen has a range of floor and wall units, tiled splashback, breakfast bar, radiator, sink and drainer with mixer tap, double glazed window, 5 ring gas hob with extractor over, double glazed french doors to the side, tiled floor, integrated dishwasher, integrated microwave oven, double oven, radiator, door to the side.

Utility
6'11" x 9'10"
The utility has a range of floor and wall units, stainless steel sink and drainer with mixer tap, wall mounted gas central heated boiler, tiled floor, double glazed window, plumbed for washer and dryer, storage cupboard.

WC
Low level WC, pedestal basin with mixer tap, tiled floor, double glazed window, chrome towel radiator, cloak cupboard.

First Floor
Landing, radiator.

Bedroom 1
17'0" max x 14'0" max
Two double glazed windows and double glazed french door to the balcony/terrace, radiator.

Bathroom
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, two double glazed windows, bath with mixer tap and shower attachment, recessed spot lighting, tiled walls and floor, walk in shower with rainfall style shower head.

Bedroom 4 / Dressing Room
9'10" x 11'5"
Double glazed window, radiator, currently used as a dressing room.

Bedroom 2
15'5" x 13'9"
Herringbone style wood floor, cast iron radiator, range of fitted wardrobes, double glazed patio door leading to a balcony / terrace, walk in dressing area.

En Suite
White suite comprising of a low level WC, towel radiator, double glazed window, radiator, bath with electric shower over, walk in shower with rainfall style shower head.

Bedroom 3
14'11" x 8'2"
Radiator, double glazed french doors opening to a balcony / private terrace.

En Suite
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, extractor, tiled floor and walls, shower cubicle with tiled splashback.

Garage
35'5" x 22'7"
Generous garage accessed via two electric roller shutters, range of useful storage cupboards.

Externally
Externally the property is set on a generous plot accessed via a gated driveway leading to the house and garage in addition to matured lawned gardens to the front and side of the house with decking area to the side and rear.

Garden Room/Workshop
17'5" x 14'3"
A versatile garden room / workshop

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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