



MICHAEL HODGSON

estate agents & chartered surveyors

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# NURSERY CLOSE, SUNDERLAND

£495,000

We are delighted to bring to the market this well appointed extended 4 bed detached house situated on the cul-de-sac of Nursery Close that will not fail to impress all who view. Elstob Farm offers a much sought after location offering convenient access to excellent transport links, amenities and school. The property has been meticulously improved, modernised and extended by the current owners and benefits from contemporary decor, a stunning open plan kitchen / dining room, a lovely rear living / garden room and many extras of note. Internally the generous yet versatile living space briefly comprising of: Entrance Hall, Sitting Room, Kitchen / Breakfast / Dining Room, Living Room / Garden Room, Study / Utility, Shower Room / WC and to the First Floor, 4 Bedrooms, Family Bathroom and an En Suite to Bedroom 1. Externally there is a full width block paved driveway leading to the house and garage whilst to the rear is a fantastic garden, paved patio, raised lawn and in addition a side artificial grass area that leads to the garden room, there is the added benefit of a store room / bin store and a detached wooden workshop / shed. Viewing of this lovely home is unreservedly recommended.

Detached House  
Sitting Room  
Kitchen / Dining Room  
Lovely Property

4 Bedrooms  
Living / Garden Room  
Bathroom, En Suite & Shower Room  
EPC Rating: B



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**Entrance Hall**  
The entrance hall has two radiators, double glazed window, coving to ceiling, recessed spot lighting

**Sitting Room**  
10'7" x 13'8"  
The sitting room has a box bay double glazed window to the front elevation, radiator, recessed spot lighting, feature wood panelled wall.

**Kitchen / Breakfast / Dining Room**  
26'7" max x 13'6"  
A fantastic open plan room having a double glazed french door and double glazed window to the rear garden, coving to ceiling, recessed spot lighting, 2 radiators.

The kitchen has a range of floor and wall units, granite surround with gas hob, stainless steel sink and drainer with mixer tap, 2 ovens, integrated dishwasher

**Living Room / Garden Room**  
19'4" x 21'11"  
A superb light and airy living room having a vaulted style ceiling with 4no velux style windows, 3 large double glazed windows, double glazed french doors to the garden, 2 radiators, recessed spot lighting.

**Shower/WC**  
Modern white suite having a low level WC tiled walls and floor, wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator shower with rainfall style shower head and an additional shower attachment.

**Study Area**  
Velux style window, radiator,

**First Floor**  
**Landing**

**Bathroom**  
Modern white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, radiator, tiled walls and floor.

**Bedroom 1**  
14'3" max x 10'7"  
Front facing, double glazed window, radiator, range of fitted wardrobes

**Dressing Room**  
6'2" x 10'8"  
Recessed spot lighting, double glazed window, fitted wardrobes and drawers

**En Suite**  
White suite comprising of a low level WC, and a wash hand basin with mixer tap sat on a vanity unit, ladder style chrome towel radiator, shower cubicle with tiled splashback and a rainfall style shower head, bath with mixer tap and shower attachment, double glazed window, recessed spot lighting

**Bedroom 2**  
10'4" x 10'6"  
Rear facing, double glazed window, radiator, range of fitted wardrobes.

**Bedroom 3**  
12'3" x 10'6"  
Front facing, double glazed window, radiator, range of fitted wardrobes.

**Bedroom 4**  
10'2" x 6'7"  
Rear facing, Double glazed window, radiator, return staircase to the loft space

**Externally**  
Externally there is a full width block paved driveway leading to the

house and garage whilst to the rear is a fantastic garden, paved patio, raised lawn and in addition a side artificial grass area that leads to the garden room, there is the added benefit of a store room / bin store and a detached wooden workshop / shed.

**Garden Room**  
12'7" x 14'2"  
detached garden room in the garden having a wood burner, double glazed window and double glazed French doors.

**Double Garage**  
Wall mounted gas central heating boiler, plumbed for a washing machine, accessed via two electric roller shutters, electric charging point.

**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 D

# M I C H A E L   H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

