



MICHAEL HODGSON

estate agents & chartered surveyors

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## WOODLANDS VIEW, SUNDERLAND

£699,000

We are delighted to welcome to the market this 5 bed detached family house well positioned on the cul-de-sac of Woodlands View in Cleadon Village commanding an exceptional and highly regarded location boasting easy access to the village centre and its many shops restaurants and amenities as well as offering excellent transport links to Sunderland, South Shields, Newcastle and beyond. The generous living space benefits from contemporary decor, a superb kitchen / breakfast room, many extras of note and briefly comprises of: Entrance Hall, Living Room, Garden / Dining Room, Play Room / Study Area, Kitchen / Breakfast Room, Utility, Ground Floor Shower Room / WC. To the first Floor, landing, Bathroom and 3 Bedrooms and to the Second Floor, 2 Bedrooms. Externally there is a front block paved driveway providing off street parking for a number of cars, and to the rear is a lovely garden having a block paved patio area, lawn, stocked borders, garden shed and ornamental pond. The property must be viewed to be fully appreciated.

Detached House

5 Bedrooms

Living Room

Dining / Garden Room

Kitchen / Breakfast Room

Bathroom & Shower Room

Superb Home

EPC Rating: D



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### Entrance Hall

A generous entrance hall having an exposed wood floor, radiator, double glazed window to the front elevation, stairs to the first floor, coving to ceiling.

### Living Room

11'1" x 18'5"

The living room has a double glazed window to the front elevation, exposed wood floor, double radiator, feature fire with gas fire, opening to dining/garden room.

### Dining/Garden Room

26'2" max x 20'3" max

A lovely light and airy room having a vaulted ceiling, exposed wood floor, two radiators and two sets of double glazed French doors to the garden

### Play Room/Study/Home Office

A versatile space currently used as a play room but could be used as a study / home office, exposed wood floor, radiator, glazed french doors to the dining/garden room.

### Kitchen/Breakfast Room

18'7" x 13'5"

An impressive kitchen/breakfast room having a vaulted ceiling incorporating three velux style windows and a double glazed window to the front elevation, tiled floor, recessed spot lighting, double glazed window to the rear elevation and a double glazed door to the garden, radiator.

The kitchen has a range of floor and wall units, granite worktop, stainless steel sink and mixer tap, two AEG electric ovens, space for a freestanding American style fridge freezer, AEG electric hob with extractor over, integrated dishwasher. There is a central island with granite worktops and a breakfast bar with storage below.

### Utility

10'9" x 13'6"

Range of floor and wall units, plumbed for washer and dryer, tiled floor, double glazed window, door to the front garden.

### Shower Room / WC

White suite comprising for a corner shower cubicle, pedestal wash hand basin and low level wc, radiator and extractor.

### First Floor

Landing, double glazed window, radiator.

### Bedroom 1

10'11" x 11'1"

Front facing, double glazed window, radiator, exposed wood floor.

### Bedroom 2

14'7" max x 12'11" max

An L shaped room having a double glazed window to the front elevation, radiator, exposed wood floor.

### Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, towel radiator, freestanding roll top bath with claw feet and a mixer tap and shower attachment, double glazed window.

### Bedroom 5

7'11" x 6'9"

Rear facing, double glazed window, radiator.

### Second Floor

Landing, double glazed window.

### Bedroom 3

10'9" x 9'3"

Double glazed window, double radiator, † fall roof in part, laminate floor.

### Bedroom 4

9'4" x 10'11"

Double glazed window, radiator, laminate floor, storage under the eaves, † fall roof in part.

### Externally

Externally there is a front block paved driveway providing off street parking for a number of cars, and to the rear is a lovely garden having a block paved patio area, lawn, stocked borders, garden shed and ornamental pond.

### 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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