



MICHAEL HODGSON

estate agents & chartered surveyors

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**NEWARK DRIVE, SUNDERLAND**  
**£575,000**

Commanding a much sought after location in Whitburn Village on Newark Drive this superb 3 bed detached bungalow offers convenient access to the sea front, award winning beaches, stunning coastline in addition to the village centres shops, restaurants and amenities as well being in commuting distance of Sunderland and South Shields, Newcastle and beyond. The property will not fail to impress all who view and benefits generous living accommodation briefly comprising of: Entrance Vestibule, Inner Hall, Living Room, Kitchen / Breakfast Room, Sun Room, Utility, WC, 3 Bedrooms and a Bathroom. Externally there is a front garden and driveway leading to the garage and to the rear is a lovely garden stocked with an abundance of plants, trees and shrubs in addition to a generous lawn and patio area. Viewing of this excellent property is highly recommended to fully appreciate the space, home and location on offer.

Detached Bungalow  
 Living Room  
 Sun Room & Utility  
 Superb Property

3 Bedrooms  
 Kitchen / Breakfast Room  
 Garage & Gardens  
 EPC Rating: D



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### Entrance Vestibule

Tiled floor, leading to the inner hall

### Inner Hall

The inner entrance hall has a radiator, walk in cloaks cupboard, loft access, two storage cupboards.

### Living Room

24'11" max x 14'9" max

A light and airy living room having a double glazed bay window to the front elevation, two double glazed windows to the side elevation, radiator in the bay and an additional double radiator, feature fire with gas fire.

### Kitchen / Breakfast Room

9'9" x 15'0"

The kitchen has a range of floor and wall units, tiled splashback, electric oven, gas hob with extractor over, sink and drainer with mixer tap, integrated fridge, patio door to the side sun room, laminate floor, double radiator, recessed spot lighting.

### Sun Room

6'10" x 11'5"

The sun room has a tiled floor, sliding patio door to the garden.

### Utility

8'9" max x 9'2" max

The utility has a range of floor and wall units, tiled splashback, sink and drainer with mixer tap, radiator, double glazed window, laminate floor, plumbed for washer, integrated freezer, cupboard with wall mounted gas central heating boiler.

### WC

Low level WC, part tiled walls, radiator.

### Bedroom 1

15'0" max x 16'3" to bay

Front facing, double glazed window, double radiator in bay, full range

of fitted wardrobes with inset drawers, fitted draws and fitted headboard with side tables.

### Bedroom 2

14'11" x 13'11"

Rear facing double glazed window, radiator, range of fitted wardrobes with inset drawers. Please note that access to bedroom 3 is via bedroom 2

### Bedroom 3

10'0" x 14'7"

Accessed from bedroom 2, two double glazed windows, radiator.

### Bathroom

White suite comprising of a low level WC, pedestal basin, bath, shower cubicle with electric shower, tiled walls and floor, radiator, double glazed window, under floor heating, recessed spot lighting.

### Garage

Accessed via an up and over Hormann garage door, double glazed window.

### Externally

Externally there is a front garden and driveway leading to the garage and to the rear is a lovely garden stocked with an abundance of plants, trees and shrubs in addition to a generous lawn and patio area.

### COUNCIL TAX

The Council Tax Band is Band E.

### TENURE

We are advised by the Vendors that the property is held on a long Leasehold basis for a term of 999 years from 21st September 1949.

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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