



MICHAEL HODGSON

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SUNNISIDE LANE, SUNDERLAND

£659,950

We are delighted to welcome to the market this stunning and substantial 5 bed extended semi detached house situated on Sunnyside Lane in Cleadon Village boasting convenient access to the village and its well respected bars, restaurants, cafes and amenities as well as offering superb transport links to the region towns and cities. This exceptional home boasts spacious and versatile living accommodation benefiting from stylish and contemporary decor, a bespoke kitchen, superb bathroom suites and many extras of note. The living space briefly comprises of: Entrance Hall, Living Room, Sitting Room, Dining / Garden Room, Kitchen / Breakfast Room, Utility, Reception Room / TV Room / Study and to the First Floor, 4 Bedrooms, Bathroom, and an En Suite whilst to the Second Floor is a 5th Bedroom and En Suite. Externally the property is set on a generous plot having a front lawned garden whilst to the rear is a lovely garden with extensive lawns, stocked borders, decking area, in addition to access to the double garage. Viewing is highly recommended to fully appreciate the home and location on offer. There is NO ONWARD CHAIN INVOLVED with the sale

Semi Detached House

5 Bedrooms

Over 3 Floors

4 Reception Rooms

Bathroom & 2 En Suites

Double Garage & Gardens

Stunning Property

EPC Rating: TBC



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Entrance Porch

Leading to the inner hall.

Inner Hall

Radiator, laminate floor, stairs to the first floor.

Living Room

14'7" max x 16'6" max

The living room has a double glazed box bay window to the front elevation, feature fireplace with multi fuel stove set on a tiled hearth, laminate floor, radiator with cover

Sitting Room

15'11" x 12'9"

The sitting room has a modern inset electric fire, radiator with cover, opening to the dining area / garden room

Dining Area / Garden Room

11'6" x 10'5"

A light and airy dining / garden room having 2 Large Velux style windows, 2 double glazed windows and double glazed french door to the garden, radiator, French doors leading to the kitchen.

Kitchen / Breakfast Room

21'10" max x 17'3" max

A L shaped kitchen / breakfast room. The kitchen has a range of floor and wall units, granite worktops, breakfast bar, laminate floor, double electric oven, double glazed window, to the rear elevation, double radiator, electric hob with extractor over, integrated fridge, freezer, dishwasher.

Utility

Range of floor and wall units, integrated fridge, freezer, washing machine, dryer, Velux style window, laminate floor, radiator, door to the rear garden.

WC

wash hand basin, low level WC, laminate floor.

Reception Room / TV Room / Study

18'5" to bay x 9'5"

A versatile room currently used as a play room / TV room / study having a Radiator, double glazed box bay window to the front elevation.

First Floor

Landing, stairs to the second floor.

Bedroom 1

16'6" x 13'5"

Front facing, double glazed box bay window, radiator.

Bedroom 2

13'0" x 14'0"

Rear facing, double glazed window, radiator.

Bedroom 3

11'10" x 9'4"

A impressive Vaulted ceiling incorporating two velux style windows, radiator.

En Suite

White suite comprising of a low level WC, wash hand basin with mixer tap, shower with rainfall style shower head, vaulted ceiling with Velux style window, recessed spot lighting

Bedroom 4

8'0" x 9'0"

Front facing, double glazed window, radiator.

Bathroom

Suite comprising of two pedestal basins, corner shower with rainfall style shower head, bath with mixer tap and shower attachment, 2 double glazed windows, chrome towel radiator.

Second Floor

Landing.

Bedroom 5

17'4" max x 16'9" max

2 Velux style windows, two radiators, t-fall roof

En Suite

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, chrome towel radiator, Velux style window, tiled walls and floor, extractor, t-fall roof.

Externally

Externally the property is set on a generous plot having a front lawned garden whilst to the rear is a lovely garden with extensive lawns, stocked borders, decking area, in addition to access to the double garage

Double Garage

18'8" x 20'5"

Detached double garage accessed via, 2 electric roller shutters and a double width driveway.

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 E.

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

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