

Kedleston Close
Ryhope
Sunderland
SR2 0DD



Kedleston Close

£350,000

INTRODUCTION

NO ONWARD CHAIN - LARGER STYLE 4 DOUBLE BED DETACHED HOME - EN SUITE TO MASTER BEDROOM - DETACHED DOUBLE GARAGE - ELECTRIC GATE ACCESS TO MULTI-VEHICLE DRIVEWAY - 3 LEVELS INCL HOME OFFICE & 2 LIVING ROOMS - SOUTH FACING REAR GARDEN - BEAUTIFULLY PRESENTED QUALITY HOME THROUGHOUT ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Natural travertine flooring, radiator concealed behind cover. Doors leading off ground floor study, utility, under stairs cupboard, ground floor lounge and WC.

W C

Natural travertine flooring, radiator, sink with single pedestal and chrome taps, toilet with low level cistern. Extractor fan, electric consumer unit.

UTILITY ROOM

Natural travertine flooring, range of floor units with laminate work surface, under bench space for a washing machine and dryer, stainless steel sink with single bowl and single drainer, space for tall fridge/freezer, extractor fan. Ample coat hanging space.

HOME OFFICE

Natural travertine flooring, radiator, front facing white uPVC double-glazed window. This is a lovely home office.

GROUND FLOOR LOUNGE

Continuation of the natural travertine flooring which runs throughout the ground floor, double radiator, 2 front facing white uPVC double-glazed windows facing onto the driveway. Feature chimney breast with log burning stove situated within. Lovely large secondary lounge.

FIRST FLOOR LANDING

Doors leading off to WC, dining kitchen, separate dining room and formal lounge.

W C

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, sink with single pedestal and chrome tap. Extractor fan.

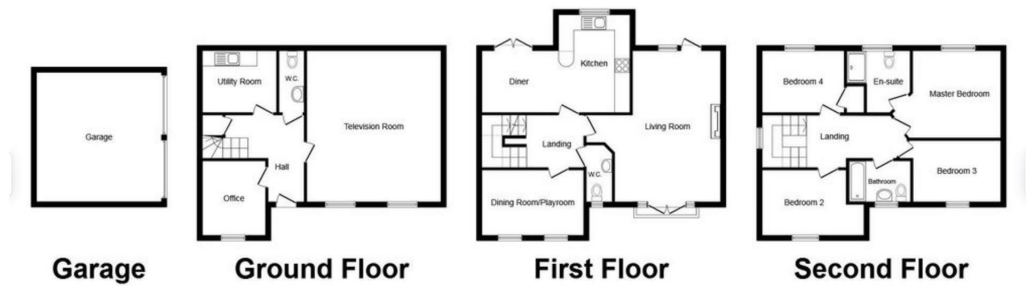
DINING ROOM

Carpet flooring, radiator concealed behind cover, 2 front facing white uPVC double-glazed windows with elevated views. Fitted cupboards to 1 wall providing a good degree storage space. This is a lovely formal dining room or could be used a third reception or TV room.

DINING KITCHEN

Measurements taken at widest points. Superb recently installed fitted kitchen comprising range of wall and floor units in a shaker style with quartz work surfaces, Inset sink with Monobloc tap situated beneath white uPVC double-glazed window which overlooks the rear garden and patio. Integrated double electric oven, integrated 4 ring ceramic hob, feature extractor chimney in stainless steel finish, integrated dishwasher, integrated under bench fridge. Cupboard contains the central heating boiler, additional cupboard which contains integrated bins which means you can keep your refuse out of sight. There is sufficient space and room at side of the kitchen for a dining table and chairs as can be seen in the photographs and there is a flat panel designer style radiator providing additional heat, white uPVC double-glazed doors leading out to the rear patio and garden beyond. Recessed lights.





Local Authority
Sunderland

Council Tax Band
F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	84
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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