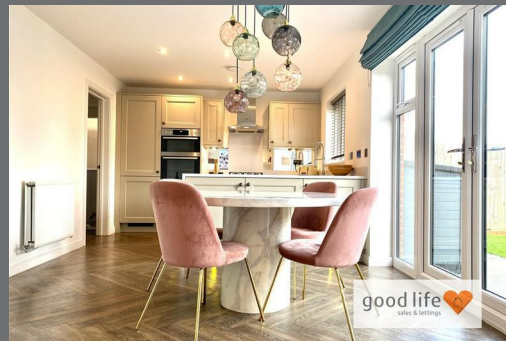


Leighfield Drive

Burdon Rise
Sunderland
SR3 2DD



Leighfield Drive

£440,000

INTRODUCTION

ABSOLUTELY STUNNING 4 BEDROOM DETACHED HOME - 2 EN SUITE BATHROOMS - OPEN PLAN REAR FAMILY/DINING/SUPERB KITCHEN WITH EXCLUSIVE QUARTZ - PRIME CUL DE SAC POSITION WITHIN EXCLUSIVE DEVELOPMENT - ADDITIONAL EXPENDITURE/UPGRADES IN REGION OF £80k ! - FABULOUS LANDSCAPED GARDEN AND IMPRESSIVE GARDEN ROOM WITH BI-FOLD DOORS & MINI KITCHEN - QUALITY FITTED WARDROBES IN 3 BEDROOMS - £15k + SOLAR PV PANELS WITH BATTERY STORAGE - TWO STUNNING MEDIA WALLS & MORE ...

ENTRANCE HALL

Entrance via GRP door. Quality LVT flooring, radiator, carpeted stairs to first floor landing, under stairs cupboard providing additional storage. Doors leading off to lounge, WC, dining room and dining/kitchen/family room.

DINING ROOM

Quality LTV flooring, double radiator, front facing white uPVC double-glazed window. This is a lovely formal dining room suitable for social gatherings.

LOUNGE

Carpet flooring, radiator, front facing white uPVC double-glazed window. Superior bespoke media wall providing a stunning centre piece for this magnificent room.

DOWNSTAIRS WC

Quality LVT flooring, radiator, wall mounted hand basin with chrome taps, toilet with concealed cistern and push button flush. Quality tile choices and built-in mirror to back wall. Extractor fan.

DINING, KITCHEN, FAMILY ROOM

Measurements taken at widest points. A stunning rear space with kitchen/dining area and partially separate but open plan family room all of which stretches the full width of the property to the rear. 2 white uPVC double-glazed window and white uPVC double-glazed doors leading out to and with views of the garden, quality LVT flooring throughout this area and also stretches to the separate utility, 2 double radiators providing heat to the space. The kitchen area comprises a stylish range of shaker style wall and floor units in a soft taupe finish with upgraded quality work surfaces which extends to the side of the returns and also the upstands where built-in mirrors provide an additional touch of luxury, integrated double fridge/freezer, integrated double oven, integrated 4 ring gas hob with integrated extractor chimney, integrated dishwasher, inset stainless steel sink with bowl and a half and flexible tap. The appliances are all AEG. A natural dining area positioned in front of the patio doors flows seamlessly into a family room area where the current owners have created a stunning media wall with quality plasma fire and recess for flat screen TV. Either side is built-in shelving with concealed lighting again providing a touch of quality.

UTILITY ROOM

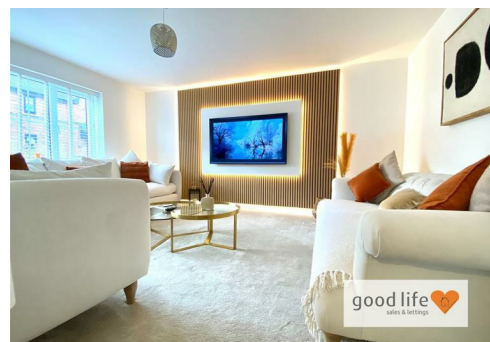
Quality LVT flooring, double-glazed external door leading to the side of the property. matching double unit to the main kitchen with matching quartz work surfaces and up stands. Wall mounted central heating system, electric consumer unit and radiator.

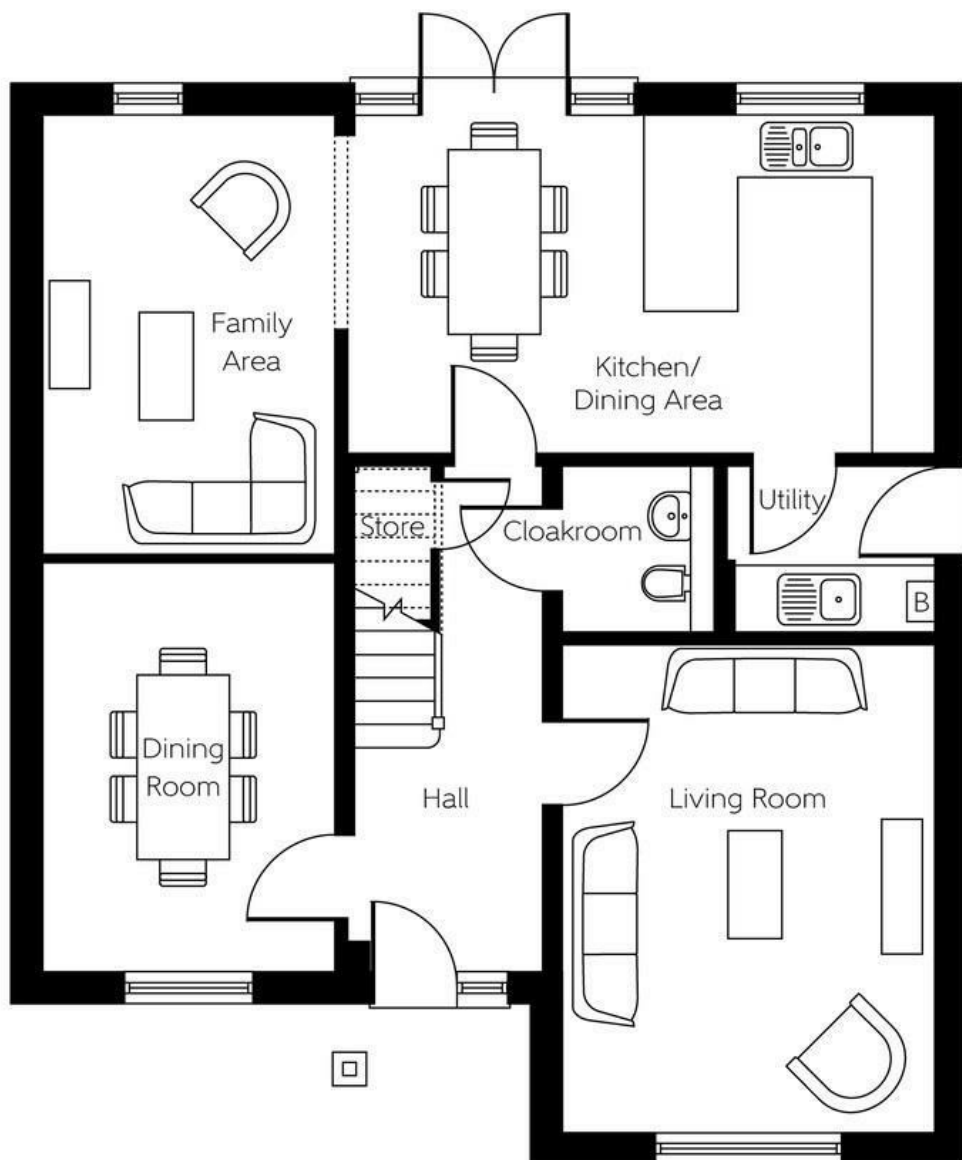
FIRST FLOOR LANDING

Built-in mirror with glass shelving providing a stylish display point with recessed lights, 2 large built-in cupboards providing additional storage, radiator. 5 doors leading off, 4 to bedrooms and 1 to bathroom.

MASTER BEDROOM

Carpet flooring, radiator, front facing white uPVC double-glazed window. Recessed lights to ceiling. Quality fitted wardrobes to 1 wall providing a good degree of storage and hanging space. Door leading off to en suite.





Local Authority

Sunderland

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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