

Fulbroke Close
Hawksley Grange
Sunderland
SR2 0LH



Fulbroke Close

£399,995

INTRODUCTION

STUNNING 5 DOUBLE BED DETACHED HOME - 2 EN SUITES + DESIGNER FAMILY BATHROOM - DOUBLE GARAGE & TRIPLE PARKING TO DRIVEWAY - FABULOUS OPEN PLAN REAR KITCHEN/DINING/FAMILY ROOM WITH MEDIA WALL & BI-FOLD DOORS INTO CONSERVATORY/ORANGERY - GENEROUS REAR GARDEN PLOT WITH SUNNY ASPECT - AMAZING BEDROOM SUITE ON SECOND FLOOR WITH TERRIFIC OPEN PLAN BATHROOM AND DRESSING ROOM - BEAUTIFULLY PRESENTED THROUGHOUT - A LEVEL OF QUALITY RARE TO THE MARKET

ENTRANCE HALL

Entrance via GRP double-glazed door. Stylish LVT flooring, column radiator, carpeted stairs to first floor landing, door lead off to formal lounge, integral door leading off to garage, door leading off to kitchen, family, dining room.

FORMAL LOUNGE

A fabulous formal lounge. Carpet flooring, log burning stove, lovely front facing white uPVC double-glazed window with fitted blinds and 2 radiators including 1 column radiator. This is a gorgeous room which would accommodate most arrangements of furniture.

KITCHEN, DINING, FAMILY ROOM

A fabulous space stretching the full width of the house to the rear with quality LVT flooring throughout, stunning white designer style kitchen with stylish quartz work surfaces including breakfast bar with 4 ring induction hob and designer extractor chimney above. Recessed sink in a gold effect finish and matching tap. Integrated double oven, integrated fridge/freezer, integrated dishwasher, space for wine cooler, recessed lights to ceiling and extractor. To the other side of the room is a lovely lounge/family room with media wall, integral electric fire and space for flat screen TV. 3 radiators serve this area, bi-fold doors lead out to conservatory/sun room. This is a stunning lifestyle room by any standard.

CONSERVATORY/SUN ROOM

Laminate wood-effect flooring, double glazed windows and clear roof with bi-fold doors leading back into the main house. The conservatory benefits from a sunny aspect which when the bi-fold doors open radiates heat from the sun through into the rest of the rear of the property and is a perfect dining space or additional lounge area with lovely views over the garden.

UTILITY ROOM

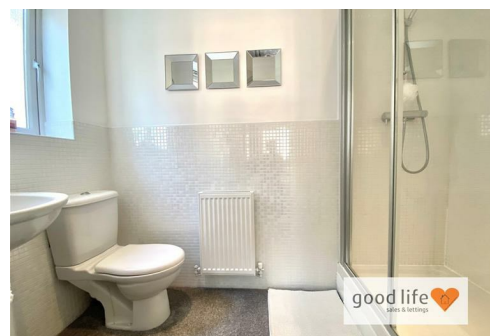
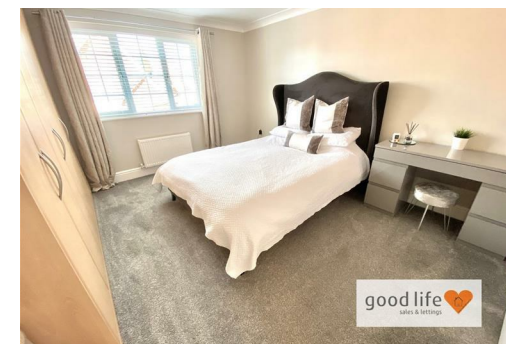
Leading off the kitchen, LVT flooring from the kitchen, radiator, side facing white uPVC double-glazed window, GRP double-glazed door leading to the rear garden. Fitted units in a white high gloss finish with contrasting work surfaces. Space and plumbing for a washing machine, stainless steel sink with single bowl, single drainer and flexible tap. Built-in unit also housing the central heating boiler, extractor fan, door leading off to downstairs WC.

DOWNSTAIRS WC

Continuation of the flooring from the utility room, white hand basin with chrome tap built into white high gloss unit beneath, white toilet with low level cistern, radiator, white uPVC double-glazed window with privacy glass. Stylish tiles to each wall, electric consumer unit.

FIRST FLOOR LANDING

2 Radiators, 6 doors leading off, built-in airing cupboard. 1 to master bedroom, 3 to further bedrooms, family bathroom and stairs leading to second floor.





Local Authority

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		
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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