

Kinton Way
Hawksley Grange
Sunderland
SR2 0LJ





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Kineton Way

Offers Over £440,000

INTRODUCTION

IMPRESSIVE 4 DOUBLE BED DETACHED HOME - AROUND £100,000 SPENT ON RECENT RENOVATION & UPGRADES - DOUBLE GARAGE WITH INDIVIDUAL REMOTE DOORS - SUPER IMPRESSIVE MASTER BEDROOM "SUITE" - 2 EN SUITE BEDROOMS - STUNNING OPEN PLAN REAR WITH 14ft BI-FOLD DOORS - BEAUTIFULLY LANDSCAPED SOUTH FACING REAR GARDEN - DESIGNER KITCHEN & ISLAND ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Karndean LVT flooring, 2 front facing white uPVC double-glazed windows either side of the door with privacy glass, radiator, carpeted stairs to first floor landing, built-in cupboard and 2 doors leading off to formal lounge and WC, double doors leading off to the rear of the property where you'll find a beautiful kitchen, dining and family zone area.

W C

5'10 x 3'1

Continuation of Karndean LVT flooring from the entrance hall into the WC. Radiator, stylish hand basin with chrome tap, toilet with concealed cistern and push button flush. Mosaic style tiling to approx. half height. Extractor fan.

FORMAL LOUNGE

21'0 x 10'6

A lovely formal separate lounge/TV room with front facing uPVC double-glazed bay window, 2 radiators, impressive media wall with acoustic panelling either side - built-in remote control glass fireplace and recess for flat screen TV.

KITCHEN/DINING/FAMILY AREA

34'8 x 15'0

Measurements taken at widest points and do not include depth of kitchen units.

A stunning room which is a real feature and the heart of this impressive home. Quality Karndean flooring throughout. Log burning stove to the lounge area, natural dining area adjacent to the impressive 14ft Bi-fold doors and stylish modern kitchen with quartz work surfaces, inset sink with chrome tap, quality branded appliances (Siemens, Neff and AEG) double integrated ovens, tall larder fridge, integrated dishwasher, wine cooler, impressive island unit with quartz work surfaces and upstands, quality Neff ceramic hob, inset champagne sink and breakfast bar overhang suitable for at least 3 bar stools. White uPVC double glazed window. 2 designer style radiators provide additional heat to the space fed from the main central heating system. Bi-fold doors offer panoramic views over the professionally landscaped garden and patio. Door leading off to utility.

UTILITY ROOM

11'0 x 8'3

Measurements taken at widest points

Continuation of quality Karndean flooring from the kitchen, granite style sink with flexible tap, stylish fitted cupboards to floor and wall, matching cupboard houses a central heating boiler. Space and plumbing for a washing machine and dryer, space for a tall freezer. Vertical radiator. GRP double-glazed exit door and internal door leading directly into the garage. It should be noted that a hard water softening filter is located under the sink which ensures improved water quality throughout the property.

FIRST FLOOR LANDING

Radiator, built-in cupboard housing the Mega flow hot water system. 5 doors leading off, 4 to bedrooms and 1 to bathroom.

MASTER BEDROOM SUITE

17'6 x 16'4

One of the key features of this particular house style is the absolutely stunning master bedroom suite which comprises a huge double bedroom (the size of 2 double bedrooms) with part-sloping ceilings, 2 front facing white uPVC double-glazed windows, 3 double radiators, recessed lights to ceiling. Door leads off to full en-suite

EN-SUITE

11'0 x 9'4

A full bathroom with double walk-in shower with fixed glass shower screen and water fall style shower with separate hand held shower, separate freestanding bath with floor mounted chrome tap and showerhead attachment, toilet with concealed cistern and push button flush, sink with drawer unit beneath. The area around the shower, bath, sink and WC are finished in a beautiful porcelain tile for stunning effect. There is Kardean LVT flooring throughout this room and the adjacent dressing room. Rear facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling, extractor fan, vertical radiator. Door leading off to dressing room.

DRESSING ROOM

9'3 x 5'7

Measurements do not include depth of fitted wardrobes

A lovely feature of this particular property is the dressing room leading off the master bedroom en-suite.

Continuation of the Kardean flooring, radiator, professionally installed fitted wardrobes to 3 walls providing a good degree of storage and hanging space with matching dressing table situated in front of the uPVC double-glazed window which is rear facing with privacy glass. Recessed lights provide illumination.

The master bedroom suite is fairly unique to this particular style of the property and one cannot emphasise sufficiently how impressive this is.

BEDROOM 2

13'3 x 12'3

Large double bedroom.

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

EN-SUITE

6'9 x 6'9

Measurements taken at widest points.

Stylish tile flooring, radiator, front facing white uPVC double-glazed window with privacy glass. Double shower cubicle with sliding doors and shower fed from the main hot water system comprising fixed overhead shower and separate hand held shower, sink unit with chrome tap and vanity storage beneath. Electric shaving point, recessed lights to ceiling, radiator.

BATHROOM

8'7 x 6'0

Wood-effect tile flooring, radiator, side facing white uPVC double-glazed window with privacy glass, recessed lights to ceiling. Sink with chrome tap and vanity storage beneath, freestanding bath with floor mounted chrome tap and showerhead attachment, toilet with low level cistern. Metro tile round the toilet, sink and bath area to approx. half height. Extractor fan.

BEDROOM 3

12'0 x 11'8

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. Recessed lights to ceiling. This is a good size double bedroom.

BEDROOM 4

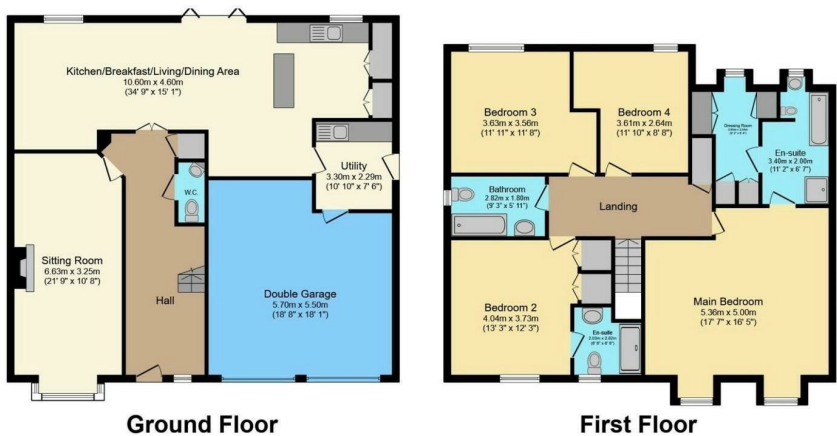
11'8 x 8'7

Carpet flooring, radiator, rear facing white uPVC double-glazed window, recessed lights to ceiling. This room is also a double bedroom but currently used as a study (no photograph included) loft hatch.



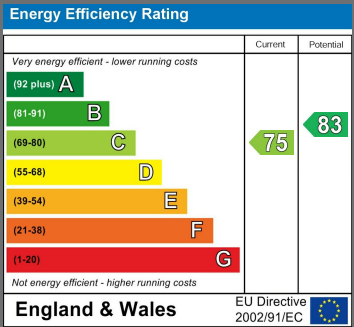
Local Authority
Sunderland

Council Tax Band
F



Total floor area 226.2 m² (2,435 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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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