

Yeldon Close
Hawksley Grange
Sunderland
SR2 0LU



Yeldon Close

£475,000

INTRODUCTION

STUNNING 6 BED DETACHED - 2 EN SUITE BEDROOMS - 2 RECEPTION ROOMS - BEAUTIFUL OPEN PLAN REAR DINING KITCHEN - LARGE REAR GARDEN PLOT - DOUBLE GARAGE - DESIRABLE HAWKSLEY GRANGE ...

ENTRANCE LOBBY

Entrance via GRP double-glazed door. Stylish tile flooring, 2 built in cupboards either side of the lobby and partially-glazed door leading to entrance hall.

ENTRANCE HALL

Continuation of stylish porcelain tile flooring, carpeted stairs to first floor, understairs cupboard. Doors leading off to wc, reception room 1, reception room 2 and kitchen dining room.

RECEPTION ROOM 1

Measurements taken at widest points.

A lovely spacious formal lounge with laminate wood-effect flooring, 2 radiators, 2 front facing white uPVC double-glazed windows. Media wall with recess for flat screen tv and electric plasma style fire. Recessed lights to ceiling. Additional coving.

RECEPTION ROOM 2

Currently used as a guest bedroom, this room was sits to the opposite side of the entrance hall to reception room 1 and was originally designed as a second reception room with 2 radiators, 2 front facing white uPVC double-glazed windows. Recessed lights to ceiling and coving.

W C

White sink with chrome tap, white toilet with low level cistern. Radiator, tiling to approx. half height to 2 walls, continuation of the porcelain tile flooring. Extractor fan.

KITCHEN DINING ROOM

Measurements taken at widest points.

A stunning room running the length of the property to the rear which has been opened up and which was formally a separate dining room and separate breakfasting kitchen and is now one complete space, with gorgeous porcelain tile flooring running through, 3 radiators, stylish kitchen with granite work surfaces, range style oven with 5 ring gas hob and multiple ovens and matching extractor above. The granite work tops extend to the matching splash backs between the units. 4 uPVC double-glazed window offering views over the rear garden and at the centre is white uPVC double-glazed patio doors leading out to the rear patio and garden. The central island offers informal breakfast bar facility and at the far end of the room is a formal dining area with stylish decorative touches. The kitchen itself provides space for an American style fridge/freezer, integrated dishwasher, inset sink with chrome tap. Door leading off to separate utility.

UTILITY ROOM

Continuation of the porcelain tile flooring, white uPVC double-glazed door leading to the driveway. Fitted units providing additional storage and inset sink with granite work surfaces, space and plumbing for a washing machine and dryer, built in cupboard housing the central heating boiler.

FIRST FLOOR LANDING

Radiator, 6 bedrooms leading off to bedrooms and door leading off to bathroom.



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		
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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