



MICHAEL HODGSON

estate agents & chartered surveyors

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PADDOCK LANE, SUNDERLAND £395,000

We are delighted to bring to the market this exceptionally well appointed bespoke 4 or 5 bed detached bungalow nestled just off Paddock Lane in Tunstall that will not fail to impress all who view. The property has been meticulously improved and modernised by the current owners and benefits from gas central heating, a security alarm system, double glazing, contemporary decor, modern bathroom suites, a stunning open plan living / dining / garden room and many extras of note. Internally the generous yet versatile living space briefly comprises of: Entrance Hall, Living / Dining Room, Garden Room, Kitchen / Breakfast Room, Bedroom 1 with En Suite, Bedroom 5 or Study / Reception Room, WC whilst to the First Floor there are 3 Bedrooms, an En Suite to Bedroom 2 and a Family Bathroom. Externally the property is accessed via electronically operated gates leading to a block paved driveway providing access to the detached double garage whilst to the rear is a lovely multi levelled paved garden. Viewing of this fantastic home is unreservedly recommended.

Detached Bungalow

4 / 5 Bedrooms

Kitchen / Breakfast Room

Living / Dining Room

Garden Room

Bathroom & 2 En Suites

Double Garage

EPC Rating: C



PADDOCK LANE, SUNDERLAND

£395,000

Entrance Vestibule

Tiled floor, double glazed window, radiator, cupboard under stairs, alarm control panel, opening to:

Kitchen / Breakfast Room

16'9" x 15'8"

The Kitchen has a comprehensive range of floor and wall units, granite worktops, sink and drainer with mixer tap, electric oven, integrated microwave, integrated dryer, dishwasher, cupboard with wall mounted gas central heating heating boiler, space for free standing American style fridge freezer, two double glazed windows to the front elevation, recessed spot lighting.

There is a central breakfasting island with electric hob and breakfast bar

Living Room / Dining Room

20'4" x 15'2"

The Living Room / Dining Room has a double glazed window, radiator, feature inset lighting, opening to:

Garden Room

Four double glazed windows, radiator, double glazed French doors opening to the rear garden, vaulted style ceiling

Bedroom 5 / Study

9'5" x 7'3"

A versatile room that could be used as a ground floor 5th bedroom / reception room / study having a double glazed window, radiator

WC

Low level wc, wall hung wash hand basin with mixer tap set on a vanity unit, tiled walls and floor, recessed spot lighting, chrome towel radiator,

Bedroom One

10'9" x 15'1"

Double glazed window, radiator, two sets of mirror front fitted wardrobes

En Suite

Wet room style en-suite having a wash hand basin with mixer tap set on a vanity unit, chrome towel radiator, recessed spot lighting, extractor, walk in shower with Rainfall style shower head and an additional shower attachment, low level wc.

First Floor

Landing, alarm control panel

Bedroom Two

12'9" x 12'2"

Rear facing, double glazed window, radiator, range of fitted wardrobes

En Suite

Modern white suite comprising low level wc, wall hung wash hand basin with mixer tap set on a vanity unit, shower, tiled walls and floor, Velux style window, chrome towel radiator, recessed spot lighting

Bedroom Three

20'8" x 10'10"

Double glazed window to the rear elevation, Velux style window, t-fall roof in part, radiator, range of fitted wardrobes with two sets of drawers and storage cupboards.

Bedroom Four

9'1" x 7'5"

Rear facing, double glazed window, radiator, t-fall roof in part

Bathroom

White suite comprising low level wc, wall hung wash hand basin set on a vanity unit, bath with mixer tap and shower over, t-fall roof in part, Velux style window, chrome towel radiator

External

Externally the property is accessed via electronically operated gates leading to a block paved driveway providing access to the detached double garage whilst to the rear is a lovely multi levelled paved garden

Garage

20'5" x 18'3"

Detached double garage accessed via an electric roller shutter, plumbed for washing machine and a range of floor and wall storage units.

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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M I C H A E L H O D G S O N

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