



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors





## BROADLANDS, SUNDERLAND

£585,000

This stunning 5 bed detached house is situated on the much sought after and highly desirable Broadlands in Cleadon Village which is an executive development of houses situated just off Moor Lane in an enviable position offering easy access to the Village and its many shops, cafes, restaurants in addition to well respected schools and access to the regions towns and cities. The property will not fail to impress all who view having living accommodation that benefits from contemporary decor, a fantastic kitchen / dining room plus many extras of note. The generous yet versatile living space briefly comprises of: Entrance Vestibule, Inner Hall, WC, Living Room, Sitting Room, Garden Room / Conservatory, Kitchen / Dining Room and to the First Floor, Landing, 5 Bedrooms, Family Bathroom and 3 En Suites in addition to 2 dressings rooms accessed from Bedrooms 3 & 4. Externally there is a front full width block paved driveway leading to the house and garage providing ample off street parking whilst to the rear is a lovely garden having generous lawn, decking area and a useful garden shed and garden store. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Detached House

5 Bedrooms

Living Room

Sitting Room & Garden Room

Kitchen / Dining Room

Family Bathroom & 3 En Suites

Freehold | Council Tax Band:

EPC Rating: C

MICHAEL HODGSON  
estate agents & chartered surveyors



# BROADLANDS, SUNDERLAND

£585,000

---

## Entrance Vestibule

Leading to:

## Inner Hall

A generous entrance hall, stairs to first floor, recess spot lighting, coving to ceiling, cupboard under the stairs with alarm control panel

## Living Room

21'10" to bay x 16'10"

The formal living room has a double glazed bay window to the front elevation and additional double glazed window, under floor heating, recess spot lighting

## Kitchen / Breakfast / Dining Room

32'2" x 11'0"

The kitchen has a comprehensive range of floor and wall units, granite worktops with matching splashback, space for a American style fridge freezer and a space for a range cooker, integrated dishwasher, integrated microwave, plate warmer, central breakfasting island with granite worktops with breakfast bar, wine cooler, radiator, under floor heating in part.

## Sitting Room

13'5" x 16'6"

The sitting room has under floor heating, recess spot lighting, feature fire with gas fire, access to the garden room / conservatory.

## Garden Room / Conservatory

17'4" x 12'2"

A lovely room having under floor heating, four double glazed windows and double glazed French doors to the garden

## WC

Low level WC, wash hand basin with mixer tap, chrome towel radiator

## First Floor

Landing, radiator, airing cupboard, loft access

## Bathroom

Modern wall hung low level WC, wall hung wash basin with mixer tap set on a vanity unit, double glazed window, bath with mixer tap and

shower attachment, walk in shower with rainfall style shower head and additional shower attachment, towel radiator, recess spot lighting, extractor

## Bedroom 1

17'8" max x 11'7"

Front facing, range of fitted wardrobes, storage above the bed space, fitted dressing table, radiator

## En Suite

White suite comprising low level WC and wash hand basin with mixer tap set on a vanity unit, shower cubicle, extractor, recess spot lighting, chrome towel radiator, tiled floor

## Bedroom 2

11'8" x 11'1"

Rear facing, double glazed window, radiator, range of fitted wardrobes with storage above the bed space

## En Suite

White suite comprising low level WC and wash hand basin with mixer tap set on a vanity unit, chrome towel radiator, tiled floor, recess spot lighting, extractor, shower cubicle

## Bedroom 3

10'7" x 10'3"

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

## En Suite

White suite comprising wall hung low level WC, wall hung wash hand basin with mixer tap set on a vanity unit, corner shower cubicle with rainfall style shower head and additional shower attachment, recess spot lighting, extractor, chrome towel radiator, shaver point

## Dressing Room

7'9" x 8'3"

Double glazed window to the side elevation, radiator, range of fitted wardrobes with fitted dressing table

## Bedroom 4

7'6" x 11'0"

Front facing, radiator, range of fitted wardrobes leading to:

## Dressing Area

5'7" x 5'8"

Range of fitted wardrobes with draws, radiator, double glazed window to the front elevation

## Bedroom 5

11'0" x 11'4"

Rear facing, double glazed window, radiator, storage cupboard

## External

Externally there is a front full width block paved driveway leading to the house and garage providing ample off street parking whilst to the rear is a lovely garden having generous lawn, decking area and a useful garden shed and garden store

## Garage

integral double garage accessed via an up and over garage door, wall mounted gas boiler

## FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

## 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.

## TENURE

We are advised by the Vendors that the property is XX. Any prospective purchaser should clarify this with their Solicitor

## COUNCIL TAX

The Council Tax Band is Band

# M I C H A E L   H O D G S O N

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

