



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## SHEARWATER, SUNDERLAND

£535,000

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Delighted to offer this superb executive Detached Bungalow with West facing rear aspect and beautiful patio and gardens. Updated and offering a lovely light and airy modern open plan family kitchen diner opening into a large conservatory which over looks the rear gardens. The home has been well renovated with quality fittings and fixtures, comes with three bedrooms, the master with a modern fitted en suite, a four piece bathroom suite, lounge with wood burner, additional fourth bedroom or study, Porcelanosa floor tiling, modern fresh decor, large drive, double garage along with the landscaped gardens. Viewing an absolute must

Detached Bungalow  
Living Room  
Kitchen / Diner  
Viewing Advised

3 Bedrooms  
Conservatory  
Garage & Gardens  
EPC Rating: D



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## ENTRANCE HALL

Via a composite front door, beautiful Porcelanosa porcelain tiled floor, LED spot lights, built in cupboard, radiator

## LIVING ROOM

14'5" x 13'10"

A comfortable contemporary living room with wood burning stove, spot lights and radiator

## KITCHEN / DINER

19'3" x 17'6" max l shape

A lovely light and airy open space from the kitchen to the dining area and open to the conservatory. Extensively fitted with a contemporary modern range of wall, base units and work surfaces with centre piece island unit with breakfast bar. There's a sink unit, induction hob with extractor over and microwave under, twin eye level Neff ovens, dishwasher, fridge freezer, under unit lighting, spot lights, Porcelanosa porcelain tiled floor, column radiator and open through to the conservatory.

## CONSERVATORY

14'11" x 12'8"

With self clean glass roof and twin patio doors opening to the garden, the glazed window and door units come with feature integrated blinds, Porcelanosa porcelain tiled floor and radiator

## UTILITY

9'1" x 6'8"

Wall, base units and work tops with sink unit, space for appliances, tiled splash backs, radiator

## STUDY

39'4" x 19'8" x 22'11" x 22'11"

Set to the rear of the garage and off the kitchen with spot lights, Porcelanosa porcelain tiled floor, radiator and door access to the garden

## BEDROOM 1

15'4" x 13'7"

The master bedroom with feature free wardrobes and a radiator

## ENSUITE

Modern ensuite with double shower enclosure having mains feed shower with rainfall shower head and hair washing shower, vanity wash basin and WC in vanity units with quartz effect vanity top, half tiled walls and tiled floor, towel radiator

## BEDROOM 2

13'8" x 9'5"

## BEDROOM 3

9'9" x 7'10"

radiator

## BATHROOM

9'9" x 7'5"

A fitted four piece bathroom with bath, vanity wash basin and WC in vanity units, separate shower enclosure with mains feed shower with rainfall shower head and hair washing shower, half tiled walls, tiled floor, spot lights and towel radiator

## GARAGE

A double garage with auto sectional door, loft access in the garage with ladder access.

## EXTERNAL

Large drive to the front with multi vehicle parking and mature planted lawned garden. To the rear are enclosed West aspect gardens with raised sleeper shrub beds and lawn. There's an extensive Porcelanosa tiled patio area to maximise the private West aspect. To the side of the home is an enclosed lawned garden area ideal for pets, external tap.

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