



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## BRIDLE PATH, SUNDERLAND

£575,000

We are delighted to bring to the market this substantial 4, formerly 5, bedroomed bespoke architecturally designed detached house situated on Bridle Path in East Herrington offering a much sought after location providing easy access to local shops, schools and amenities as well as easy access to the A19 and Sunderland City Centre. The stunning home benefits from stylish contemporary decor, a superb kitchen with integrated appliances, an impressive en suite to Bedroom 1 and many extras of note. The spacious yet versatile living accommodation briefly comprises of: Entrance Hall, Living Room, Conservatory, Dining Room, Kitchen / Breakfast Room, Utility, WC and to the First Floor, Landing, 4 Bedrooms, Family Bathroom, En Suite and Dressing Room to the Master Bedroom in addition to an En Suite to Bedroom 2. The 2nd bedroom now includes the 5th bedroom but if required could be re-instated by a purchaser. Externally there is a gated front access opening to a block paved driveway leading to the house and garage whilst to the rear there is a lovely garden having a generous paved patio area, outdoor covered seating area in addition to an artificial grass lawn. Viewing of this stunning family home is highly recommended to fully appreciate the space, home and location on offer.

Detached House

5 Bedroom

Conservatory

Stunning Home

Bespoke Design

2 Reception Room

Garage & Double Garage

EPC Rating:



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### Entrance Hall

The entrance hall has Kandeian flooring, 3 double glazed windows, stairs to the first floor, recess spot lighting, storage cupboard

### Living Room

24'1" x 14'6"

The living room has a double glazed window to the front elevation, 2 radiators, modern feature fire with electric fire, double glazed french doors leading to the conservatory, recess spot lighting

### Conservatory

13'5" x 12'10"

The conservatory has a range of double glazed windows and double glazed french doors leading to the garden, tiled floor, radiator

### Dining Room

12'2" x 15'3"

The dining room has a double glazed window to the rear elevation, radiator

### Kitchen / Breakfast Room

30'10" max x 16'9" max

The kitchen has a range of floor and wall units, granite worktops, sink and drainer with mixer tap, electric hob with extractor over, double electric oven, double glazed window, bi folding doors leading to the rear garden. there is also a generous breakfast island with granite worktops, sink with hot water mixer tap, integrated full height fridge, & freezer, integrated dishwasher and a wine cooler.

### WC

White suit comprising of a low level WC, pedestal basin with mixer tap, towel radiator, kandeian flooring, storage cupboard, part tiled walls, recess spot lighting, extractor

### Utility

5'0" x 10'11"

Range of floor and wall units, plumbed for washer and dryer, radiator, kandeian floor, storage cupboard with wall mounted gas central heated boiler, door to the garage

### First Floor

Landing, radiator, recess spot lighting, access to loft

### Bedroom 1

15'11" x 16'10"

The master bedroom has double gazed french doors opening to the Juliet balcony, 2 radiators, recess spot lighting, his and hers walk in wardrobes

### En Suite

An impressive ensuite having his and hers wash hand basin sat on vanity units, 5 Velux style windows, a central jacuzzi bath with mixer tap and shower attachment, radiator, part tiled walls, tiled floor, recess spot lighting, extractor, steam room and shower

### Bedroom 2

30'5" max x 11'3" max

This room has been created from 2 rooms, formerly the 5th bedroom but could be converted back by reinstating a wall by a purchaser.

Two double glazed windows, 2 radiators, window seat, recessed wardrobe

### En Suite

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

### Bedroom 3

10'11" x 9'6"

Rear facing, double glazed window, radiator, recessed wardrobe, access to the main bathroom

### Bedroom 4

9'7" x 9'7"

Rear facing, double glazed window, radiator

### Family Bathroom

Jack and Jill style bathroom accessed from the landing and bedroom 3, white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, radiator, double glazed window, recess spot lighting, extractor, corner shower cubicle with rainfall style shower attachment and an additional shower attachment

### Externally

Externally there is a gated front access opening to a block paved driveway leading to the house and garage whilst to the rear there is a lovely garden having a generous paved patio area, outdoor covered seating area in addition to an artificial grass lawn.

### Double Garage

13'9" x 17'2"

Double garage accessed via an electric roller shutter

### TENURE

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

### COUNCIL TAX

The Council Tax Band is Band F

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