



MICHAEL HODGSON

estate agents & chartered surveyors

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LEIGHFIELD DRIVE, SUNDERLAND

Offers Over £499,995

Michael Hodgson are delighted to welcome to the market this impressive 5 bed detached house on Leighfield Drive on the exclusive executive Burdon Rise development that will not fail to impress all who view. The house offers exceptional family living having a security alarm system, contemporary décor, upgraded floor coverings to the ground floor, stunning kitchen with integrated appliances and many more extras of note. The generous living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining / Family Room, Utility, WC, Sitting Room, Study / Reception Room and to the First Floor, 5 Bedrooms, En Suite and Dressing Room to Bedroom 1, a Jack and Jill Style En Suite to Bedrooms 2 & 3 in addition to a 3rd En Suite and a Family Bathroom. Externally the property has a front garden and a double width block paved driveway leading to the garage whilst to the rear there is a lawned garden and paved patio area. Burdon Rise commands a superb location is ideal for local amenities, shopping facilities, schools and superb transport links including major road networks with the A19. Viewing of this exceptional family residence is unreservedly recommended to fully appreciate the space, home and location on offer.

Detached House

Living Room

Bathroom & 2 En Suites

Impressive Property

5 Bedrooms

Kitchen / Family Room

Double Garage

EPC Rating: B



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Entrance Hall

The Entrance Hall has a tiled floor, radiator, cupboard under stairs

Living Room

19'0" x 11'8"

The Living Room has double glazed French doors leading to the rear garden, two radiators,

Reception Room / Study

6'7" x 11'9"

A versatile room having a double glazed window to the front elevation, radiator, tiled floor

Kitchen / Dining / Family Room

25'1" max x 23'8" max

A stunning open plan Kitchen / Dining / Family Room having a double glazed window to the front elevation, large double glazed window to the rear elevation, tiled floor, feature tiled wall with space for a wall mounted TV, recessed spot lighting, radiator.

The Kitchen has a comprehensive range of floor and wall units, granite worktops with matching splashbacks, stainless steel sink with mixer tap, double electric oven, integrated dishwasher, plinth heater, integrated fridge freezer.

There is a central breakfasting island with granite worktops and a gas hob with extractor over

Utility

6'2" x 8'5"

Floor units with granite worktops, stainless steel sink with mixer tap, two double glazed windows, wall mounted gas central heating boiler, tiled floor, radiator, door to the side garden

WC

Modern white suite comprising low level wc, tiled floor, radiator, wall hung wash hand basin with mixer tap, extractor

Sitting Room

13'6" x 14'2"

Rear facing accessed from the kitchen / family room having a tiled floor, radiator, double glazed French doors to the garden

First Floor

Landing, double glazed window to the front elevation, radiator, loft access

Bedroom One

15'8" x 11'10"

Front facing, double glazed window, radiator, opening to:

Dressing Area

5'10" x 6'10"

Full range of wardrobes, dressing table and drawers, double glazed window

En Suite

Modern white suite comprising low level wc, wall hung wash hand basin with mixer tap, shower with Rainfall style showerhead and an additional shower attachment, tiled walls and floor, double glazed window, recessed spot lighting, extractor, chrome towel radiator

Bedroom Two

12'0" x 8'9"

Front facing, double glazed window, radiators, door to the the Jack and Jill style en suite

En Suite

Jack and Jill style en suite accessed from Bedroom Two and Three, white suite comprising low level wc, wall hung wash hand basin with mixer tap, chrome towel radiator, part tiled walls, recessed spot lighting, extractor, shower with tile surround and a Rainfall style showerhead and an additional shower attachment

Bedroom Three

Rear facing, double glazed window, radiator, door to the the Jack and Jill style en suite

Bedroom Four

14'11" max x 10'0" max

Rear facing, this bedroom is being used as a dressing room, having two full ranges of fitted wardrobes, storage cupboard with shelving, double glazed window, radiator

En Suite

White suite comprising low level wc, wall hung wash hand basin with mixer tap, chrome towel radiator, part tiled walls, double glazed window, shower with tile surround and a Rainfall style showerhead plus an additional shower attachment, double glazed window, recessed spot lighting, extractor

Bedroom Five

8'3" x 11'11"

Rear facing, double glazed window, radiator

Bathroom

White suite comprising low level wc, wall hung wash hand basin with mixer tap, bath with mixer tap, double glazed window, part tiled walls, recessed spot lighting, extractor

External

Externally the property has a front garden and a double width block paved driveway leading to the garage whilst to the rear there is a lawned garden and paved patio area

Double Garage

21'6" x 20'5"

Attached double garage accessed via two up and over garage doors

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

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