



MICHAEL HODGSON

estate agents & chartered surveyors



## OCEAN PARK ROAD, SUNDERLAND

£469,950

Welcome to this stunning 4 bed detached property located on Ocean Park Road on the highly regarded and much sought after Lowry Park development situated just off the sea front and its many beaches, coastline walks, shops, bars, cafes and amenities. This beautiful detached house boasts a spacious layout perfect for entertaining guests or relaxing with family. With 4 bedrooms, there is plenty of space for a growing family or for those who enjoy having a home office or guest rooms. One of the standout features of this property is the stylish contemporary decor and design that will not fail to impress all who view. The property benefits from double glazing, under floor heating to the ground floor, modern bathroom suites and many extras of note. The living space briefly comprises of: Entrance Hall, Kitchen / Dining Area, Living Area, Inner Hall, WC and to the First Floor, Landing, 4 Bedrooms, bathroom and an En Suite to Bedroom 1. Externally there is a front lawned garden and a double width block paved driveway leading to the house and a garage to the rear is a superb garden with 3 patio areas, lawn and a lovely seating area. Viewing is highly recommended to fully appreciate the property and location on offer.

Detached House

4 Bedrooms

Living Area

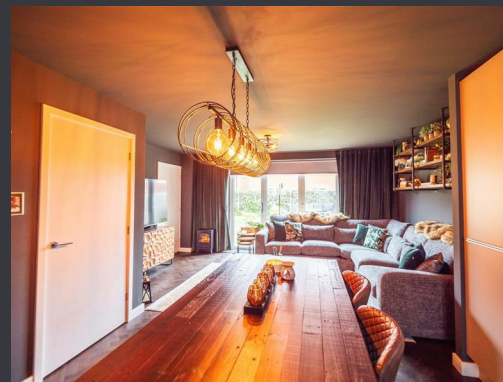
Kitchen / Dining Area

Bathroom & En Suite

Garage & Gardens

Stunning Property

EPC Rating: B



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### Entrance Hall

The entrance hall has a herringbone style karndeian flooring with under floor heating, stairs to the first floor, feature brick wall, opening to:

### Kitchen / Dining Area

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over, integrated microwave and dishwasher, recessed spot lighting, extractor, double glazed window to the front elevation, herringbone style karndeian flooring with under floor heating, storage cupboard, opening to the living area.

### Living Area

16'1" x 11'5"

The living area has a herringbone style karndeian flooring with under floor heating, bi folding doors to the rear garden.

### Inner Hall

herringbone style karndeian flooring with under floor heating, double glazed window, door to the garage

### WC

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, double glazed window, extractor

### First Floor

Landing, loft access with a ladder, the loft is boarded for storage, radiator with cover.

### Bedroom 1

13'4" max x 12'6" max

Front facing, double glazed window, radiator with cover, recessed wardrobe.

### En Suite

Modern white suite comprising of a low level WC, wall hung wash hand basin with mixer tap, shower with tiled splash back, double

glazed window, recessed spot lighting, extractor, chrome towel radiator.

### Bedroom 2

9'11" x 12'9"

Front facing, double glazed window, radiator with cover.

### Bedroom 3

8'10" x 10'7"

Rear facing, double glazed window, radiator with cover, recessed wardrobe.

### Bedroom 4

12'10" max x 8'5" max

Rear facing, double glazed window, radiator.

### Bathroom

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, bath with tiled splash back, mixer tap and a shower over, recessed spot lighting, double glazed window, chrome towel radiator, extractor.

### Externally

Externally there is a front lawned garden and a double width block paved driveway leading to the house and a garage to the rear is a superb garden with 3 patio areas, lawn and a lovely seating area.

### Garage

Accessed via an electric up and over garage door, to the rear of the garage is a range of floor and wall units, stainless steel sink and mixer tap, plumbed for washer and dryer, wall mounted gas central heated boiler.

### COUNCIL TAX

The Council Tax Band is Band E

### TENURE

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

# M I C H A E L   H O D G S O N

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