



MICHAEL HODGSON

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estate agents & chartered surveyors



HAGGERSTONE DRIVE, SUNDERLAND

£310,000

A superb greatly extended 4 bed detached family residence situated on the cul-de-sac of Haggerstone Drive on Hylton Manor which is a popular and convenient location boasting easy access to Sunderland City Centre, the A19, local schools and amenities. The property itself has been meticulously extended and improved by the current owners and will not fail to impress all who view benefitting from many modern features including a fantastic open plan kitchen / family room with direct access to the garden. The generous yet versatile living accommodation briefly comprising of; Entrance Porch, Inner Hall, Office, Living Room, Dining Room, Kitchen / Dining / Family Room, Laundry, WC, Utility and to the First Floor, Landing, 4 Bedrooms, shower Room & En Suite. Externally there is a front garden with block paved driveway and lawn whilst to the rear is a lovely garden having a paved patio area, artificial grass lawn, tiled bar area and a garden shed. Viewing of this lovely home is highly recommended to fully appreciate the space, location and home on offer.

Detached House

4 Bedrooms

Living Room

Dining Room

Kitchen / Dining / Family Room

Shower Room & En Suite

Superb Property

EPC Rating: D



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Entrance Vestibule

Tiled floor, leading to the inner hall.

Inner Hall

Tiled floor, stairs to the first floor.

Living Room

14'11" x 12'7"

The living room has a double glazed box bay window to the front elevation, radiator, tiled floor, coving to ceiling, recessed spot lighting, feature fireplace with electric fire, opening to the dining room.

Dining Room

18'3" max x 12'0" max

Tiled floor, access to the kitchen / family room, recessed spot lighting, radiator.

Kitchen / Dining / Family Room

23'11" x 12'0"

An open plan kitchen / dining / family room incorporating 2 Velux style windows, recessed spot lighting, tiled floor, 2 sets of double glazed french doors to the rear garden.

The kitchen has a range of floor and wall units, granite worktops, electric hob with extractor over, 2 electric ovens, integrated fridge, central island with granite worktop and a breakfast bar, and integrated microwave, radiator.

Utility

7'11" x 5'9"

Floor and wall units, tiled floor, double glazed window, door to the garden

WC

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, recessed spot lighting, extractor, tiled floor.

Laundry Room

Plumbed for washer and dryer, wall mounted gas central heated boiler, forming part of the garage that has now been converted into an office

Office

7'3" x 12'4"

Tiled floor, double glazed window, radiator, this room has been converted from the garage to provide a useful home office or reception room.

First Floor

Landing, laminate floor, loft access.

Bedroom 1

12'0" max x 12'8"

Front facing, double glazed window, radiator, laminate floor, range of fitted wardrobes, recessed spot lighting, storage cupboard.

En Suite

White suite comprising of a low level WC, pedestal basin with mixer tap, double glazed window, recessed spot lighting, shower cubicle with rainfall style shower head, towel radiator.

Bedroom 2

9'1" x 12'1"

Rear facing, double glazed window, radiator, laminate floor.

Bedroom 3

14'1" max x 7'11" max

Front facing, double glazed window, radiator, laminate floor.

Bedroom 4

10'0" max x 7'10" ax

Rear facing, double glazed window, radiator, laminate floor.

Shower Room

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap sat on vanity unit, walk in shower with rainfall style

shower head and an additional shower attachment, tiled floor, double glazed window, chrome towel radiator.

Externally

Externally there is a front garden with block paved driveway and lawn whilst to the rear is a lovely garden having a paved patio area, artificial grass lawn, tiled bar area and a garden shed.

COUNCIL TAX

The Council Tax Band is Band D

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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