



MICHAEL HODGSON

estate agents & chartered surveyors

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## BETONY LANE, SUNDERLAND

£259,950

We welcome to the market this superb 3-bed detached house ideally located on Betony Lane on the newly constructed Potters Hill development, this home boasts an exciting cul-de-sac position, offering excellent travel connections to the A19, Doxford International Business Park, local schools, and amenities. The property stands out with its contemporary décor and numerous bespoke builder upgrades and will not fail to impress all who view. The internal living space briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, Utility, WC and to the First Floor, landing, 3 Bedrooms, bathroom and an En Suite to Bedroom 1. Externally there is a front lawned garden, double width block paved driveway leading to the house and garage and to the rear is a lovely garden having a generous paved patio area, raised lawn and well stocked borders. There is the added benefit of an electric car charging point. Viewing of this stunning home is highly recommended to fully appreciate the space, home and location.

Detached House

3 Bedrooms

Living Room

Kitchen / Dining Room

Utility & WC

Bathroom & En Suite

Garage & Garden

EPC Rating: B



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### Entrance Hall

The entrance hall has Karndean flooring, radiator, stairs to the first floor.

### Living Room

16'5" x 10'1"

The living room has a double glazed window to the front elevation, karndean flooring, radiator, feature wood panelled wall.

### Kitchen/Dining Room

17'2" max x 13'4" max

A lovely open plan kitchen / dining room situated to the rear of the house having Karndean flooring, radiator, double glazed window, double glazed french doors opening to the garden, storage cupboard.

The kitchen has a range of floor and wall units, sink and drainer with mixer tap, integrated fridge, freezer, dishwasher, electric oven, electric induction hob with extractor over.

### Utility

5'8" x 5'4"

The utility has a range of floor and wall units, cupboard with wall mounted gas central heated boiler, plumbed for washer and dryer, Karndean flooring, door to the rear garden.

### WC

White suite comprising of a low level WC, pedestal basin with mixer tap, karndean flooring, radiator, extractor.

### First Floor

Landing, loft access.

### Bedroom 1

11'4" max x 12'2" max

Front facing, double glazed window, radiator, there is the added benefit of a dressing area to the bedroom.

### En Suite

White suite comprising of a low level WC, wall hung wash hand basin, radiator, double glazed window, recessed spot lighting, extractor, shower cubicle with tiled surround

### Bedroom 2

13'1" x 10'2"

Front facing, double glazed window, radiator, storage cupboard.

### Bedroom 3

11'3" max x 7'10" max

Rear facing, double glazed window, radiator.

### Bathroom

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap. 2 double glazed windows, corner shower cubicle with tiled surround, bath with mixer tap and tiled surround.

### Garage

Integral single garage.

### Externally

Externally there is a front lawned garden, double width block paved driveway leading to the house and garage and to the rear is a lovely garden having a generous paved patio area, raised lawn and well stocked borders. There is the added benefit of an electric car charging point.

### 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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