



MICHAEL HODGSON

estate agents & chartered surveyors

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## WEST MEADOWS ROAD, SUNDERLAND

£895,000

There is NO ONWARD CHAIN INVOLVED with the sale.

We are delighted to welcome to the market this substantial 5 bed detached family house well positioned on West Meadows Road in Cleadon Village commanding an exceptional and highly regarded location boasting easy access to the village centre and its many shops restaurants and amenities as well as offering excellent transport links to Sunderland, South Shields, Newcastle and beyond. The property must be viewed to be fully appreciated benefiting from generous yet versatile living space that will not fail to impress all who view. The property has been meticulously improved, modernised and extended by the current owners and boasts many extras of note to a discerning purchaser there is also the potential to create annexe if required. The living accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Study, Sitting Room, Garden Room, Utility, WC / Shower Room and to the First Floor, 5 Bedrooms, 2 En Suites and a Family Bathroom. Externally the property has an electric gated in and out block paved driveway with ample parking for several vehicles leading to the house and garage whilst to the rear is a stunning mature garden stocked with an abundance of plants, trees and shrubs in addition to a generous lawn and paved patio area to the rear of the property and a potting shed. Viewing of this superb home is unreservedly recommended.

Detached House

5 Bedrooms

NO ONWARD CHAIN INVOLVED

Dining Room & Garden Room

Kitchen / Family Room

Bathroom, Shower Room & 2 En Suites

Superb Gardens

EPC Rating: D



# WEST MEADOWS ROAD, SUNDERLAND

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## Entrance Porch

Timber framed double glazed windows, tiled floor leading to:

## Inner Hall

Tiled floor, radiator, stairs to first floor, understairs cupboard

## Living Room

32'1" max x 12'11" max

The Living Room spans the full depth of the house having a timber framed double glazed bay window to the front elevation, oak floor, two radiators, feature fireplace with gas fire, timber framed double glazed window to the rear elevation over looking the garden.

## Study / Sitting Area

14'8" x 12'9"

Currently used as a study area but could be used a for a variety of uses having two double glazed windows to the side elevation, stairs to the first floor bedroom with cupboard under stairs, radiator, accessed from the rear of the living room.

## Sitting Room

15'1" x 12'11"

A versatile space used as a sitting room but could be used as a ground floor bedroom if required, radiator, recessed spot lighting, wood strip floor

## Garden Room

15'5" max x 13'0" max

A stunning garden room having four double glazed windows overlooking the rear garden, double glazed French doors leading to the garden, wood strip floor, recessed spot lighting, two radiators

## Dining Room

13'1" x 17'10"

The Dining Room has a timber framed double glazed bay window to the front elevation, radiator in the bay, ornate feature fireplace

## Kitchen/Dining/Breakfast Room

The Kitchen has a comprehensive range of floor and wall units, Silestone worktops, induction hob with extractor over, integrated dishwasher, full height integrated fridge and freezer, two electric ovens, larder cupboard, bi-folding doors to the garden, tiled floor, breakfast bar, timber framed double glazed window, radiator, recessed spot lighting

## Utility

8'1" x 11'8"

The Utility room has a range of floor and wall units tile splashbacks, stainless steel sink and drainer with mixer tap, plumbed for washing machine and dryer, tiled floor, timber framed double glazed window, door to the rear garden and garage

## WC/Shower Room

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, shower cubicle with tile surround, tiled floor, timber framed double glazed window ,chrome towel radiator

## First Floor

Landing, timber framed double galloped window, loft access

## Bedroom One

15'5" max x 22'5" max

The Master Bedroom has dual aspect having timber framed double glazed windows to the front and rear elevations, two radiators, full range of fitted wardrobes with inset drawers, a matching dressing table, chest of drawers and side tables.

## En Suite

Contemporary white suite comprising low level wc, "Neptune" his and hers wash hand basin set on a vanity unit, towel radiator, tiled floor, recessed spot lighting, walk in shower cubicle with rainfall style showerhead and an additional shower attachment, timber framed double glazed window, tiled floor

## Bedroom Two

12'10" max x 10'9"

Accessed from stairs in the study providing a self contained bedroom and en suite to the side extension, timber framed double glazed window to the front elevation, double glazed window to the side elevation, Velux window to rear , t-fall roof in part, recessed spot lighting, storage under the eaves

## En Suite

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, bath with mixer tap and shower attachment, t-fall roof in part, Velux window, chrome towel radiator, extractor, tiled floor

## Bedroom Three

11'8" x 13'10"

Rear facing, timber framed double glazed window, radiator

## Bedroom Four

12'11" x 14'11"

Front facing, double glazed window, radiator, range of fitted wardrobes

## Bedroom Five

12'11" x 14'11"

Front facing, double window, radiator

## Bathroom

White suite comprising low level wc, pedestal wash hand basin with mixer tap,

towel radiator, free standing roll top bath with claw feet and mixer tap with attachment, timber framed double glazed window, recessed spot lighting, corner shower cubicle with tile surround and a rainfall style showerhead and an additional shower attachment, tiled floor with underfloor heating

## Double Garage

19'5" x 15'6"

Double garage accessed via an electric roller shutter door, gas central heating boiler,

## External

Externally the property has an electric gated in and out block paved driveway with ample parking for several vehicles leading to the house and garage whilst to the rear is a stunning mature garden stocked with an abundance of plants, trees and shrubs in addition to a generous lawn and paved patio area to the rear of the property and a potting shed. Two further garden sheds to the side of the garage .

## FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

## MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

## COUNCIL TAX

The Council Tax Band is Band G

## 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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