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# ABBOTSFORD GROVE, SUNDERLAND

## £585,000

Nestled on the private road of Abbotsford Grove in Thornhill this delightful 5 bed detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a warm and welcoming atmosphere, perfect for families or individuals looking to settle in a much sought after location.

As you approach the house via a gated driveway, you will be greeted by its attractive exterior, which hints at the character and charm that lies within. The interior offers a spacious layout, providing ample room for both relaxation and entertaining. Natural light floods the living spaces, creating a bright and airy environment that enhances the overall appeal of the home.

The kitchen is well-equipped, making it a joy for any home cook to prepare meals. It seamlessly connects to the dining room and garden room, allowing for easy interaction with family and friends during gatherings. The bedrooms are generously sized, offering a peaceful retreat at the end of the day.

Outside, the property features a lovely garden, ideal for enjoying the fresh air or hosting summer barbecues. The surrounding area is known for its community spirit, with local amenities, parks, and well respected schools just a stone's throw away, making it a convenient location for everyday living. Externally the property is set on a generous plot having a front there gated driveway leading to the house and providing ample off street parking whilst to the rear is a lovely mature garden stocked with an abundance of plants, trees and shrubs in addition to a patio area and extensive lawns. There is a double garage accessed directly from Thornholme Road

In summary, this house on Abbotsford Grove is a wonderful opportunity for anyone looking to embrace a comfortable detached home with its appealing features and prime location, it is sure to attract interest from prospective buyers. Viewing is highly recommended.

- |                        |                    |
|------------------------|--------------------|
| Detached House         | 5 Bedrooms         |
| Living Room            | Sitting Room       |
| Dining Room            | Kitchen & Sun Room |
| Bathroom & Shower Room | EPC Rating: D      |



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**Entrance Hall**  
The entrance hall has a wood strip floor, stairs to the first floor, cast iron radiator, french doors to the garden.

**Living Room**  
19'7" max x 13'2" max  
The living room has a bay window with 4 timber framed double glazed single sash style windows to the rear elevation overlooking the garden, feature fire with multi fuel stove.

**Sitting Room**  
18'7" max x 15'0" max  
A versatile reception room having a bay windows to the rear elevation incorporating 4 timber framed double glazed window, ornate feature fire with open fire, wood strip floor, radiator, fitted window seat.

**Dining Room**  
9'7" x 12'11"  
The dining room has two timber framed double glazed windows, radiator, wood strip floor, storage cupboard.

**Kitchen**  
9'10" x 14'2"  
The kitchen has a range of floor and wall units, granite worktops, Belfast sink with mixer tap, wood strip floor, 2 timber framed sash style windows.

**Garden Room**  
17'5" x 10'0"  
A lovely light and airy room having bi folding doors to the rear garden, radiator, herringbone style karndean floor, 3 velux style windows, recessed spot lighting.

**Utility**  
7'11" x 14'2"  
Floor and wall units, stainless steel sink and drainer with mixer tap, plumbed for washer, pantry cupboard.

**Study / Boot Room**  
A versatile room having a radiator, 2 timber framed double glazed windows, storage cupboard.

**WC**  
Low level WC, pedestal basin, wash hand basin with mixer tap sat on a vanity unit, recessed spot lighting.

**First Floor**  
Landing, radiator.

**Bathroom**  
Suite comprising of a low level WC, wash hand basin sat on a vanity unit, jacuzzi style bath, towel radiator.

**Shower Room**  
White suite comprising of a low level WC, pedestal basin with mixer tap, tiled walls and floor, recessed spot lighting, extractor, shower cubicle.

**Bedroom 1**  
14'4" x 15'1"  
Rear facing, radiator.

**Bedroom 2**  
13'0" x 13'5"  
Rear facing.

**Bedroom 3**  
11'10" x 13'4"  
Front facing.

**Bedroom 4**  
11'5" x 8'3"  
Front facing, mirror fronted wardrobes, radiator.

**Bedroom 5**  
9'4" x 14'3"  
Front facing, ornate feature fireplace, radiator, coving to ceiling.

**Garage**  
24'0" x 16'3"  
Accessed via an electric roller shutter, wall mounted gas central heating boiler.

**Storage Room**  
Accessed via courtyard, a useful storage room / cupboard

**Externally**  
Externally the property is set on a generous plot having a front there gated driveway leading to the house and providing ample off street parking whilst to the rear is a lovely mature garden stocked with an abundance of plants, trees and shrubs in addition to a patio area and extensive lawns. There is a double garage accessed directly from Thornholme Road

**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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