



MICHAEL HODGSON

estate agents & chartered surveyors



WEST PARK ROAD, SUNDERLAND £1,200,000

A hidden gem of a home behind electric gates in this premier location, Pinfold House is an unusual contemporary Bungalow of unique and individual design. Having been in the same family from construction, renovated and redesigned over the years to provide accommodation to meet the families' requirements, the time has come for the next family to occupy this prestigious property and mature private gardens. On offer are five bedrooms, four bathrooms and three reception rooms, all beautifully appointed, with the hub of the home being a superb kitchen diner with island unit and West aspect over the tranquil and landscaped gardens. There is a double garage and drive parking for multiple vehicles, all hidden from view with the magnificent gardens extending into a flower and vegetable garden. A wonderful opportunity, hidden in the heart of this sought after village and not to be missed.



WEST PARK ROAD, SUNDERLAND
£1,200,000

Entrance Porch
Tiled floor, inner glazed panel and door to the hall

Inner Hall
Hardwood floor and built in cupboard, radiator. From this hall there is useful access to the side passage and garage.

Cloaks WC
Vanity units housing the wash basin and WC, tiled floor, spot lights and chrome towel radiator

Kitchen Dining Room
22'11" x 14'5"
Absolutely the main hub of the home, this super sized room has a wonderful West aspect overlooking the gardens, comes well equipped and fitted with a range of wall and base units with soft close doors and drawers with a central island unit all topped with granite work surfaces.

Siemens to include eye level double oven and under bench oven, microwave, four ring gas hob with filter hood over and second two ring gas hob with filter hood over, washer and dryer, dishwasher, fridge and freezer, twin bowl sink unit with waste disposal, tiled splash backs and under unit lights, spot lights, Amtico floor and a radiator.

Sun Room
15'3" x 12'7"
This comfortable sun room has South and West aspects overlooking the patios and gardens, comes fitted with display and media cabinets, has spot lights and a radiator.

Dining Room
17'10" x 12'9"
The formal dining room of the home with an attractive wall niche with shelves, door to the sun room and two radiators

Living Room
15'1" x 18'8"
Situated to the South and West elevations with French doors to the garden. There is a bow window, period wood fireplace with marble hearth and open fire, hardwood floor and a radiator.

Bedroom 5
10'3" x 8'3"
A lovely guest bedroom, elderly parents or maids room with fitted wardrobes and storage, hardwood floor and a radiator.

En Suite
Corner shower enclosure with mixer shower, vanity unit with wash basin, WC, tiled walls and floor, spot lights and towel radiator.

Inner Hall To Bedrooms
This inner hall leads to the main bedroom accommodation for the home, comes with a large built in cupboard and a second cupboard, once a separate WC and with plumbing still in place and with tiled walls and floor.

Bedroom 1
12'4" x 18'9"
A lovely large main bedroom with fitted wardrobes and storage to two sides, spot lights and radiator. Off the bedroom there is an en suite bathroom and also a great study room.

En Suite
An en suite bathroom comprising a bath with mixer shower over and shower screen, vanity units with a wash basin, WC, tiled walls and floor, spot lights and a chrome towel radiator.

Study
7'3" x 10'9"
Fitted with a corner desk unit and a radiator.

Bedroom 2
12'2" x 9'6"
A range of fitted wardrobes with storage and corner dresser unit, radiator.

En Suite
A four piece en suite with corner shower enclosure with mixer shower, vanity units with a wash basin, WC and bidet, spot lights, tiled walls and floor, chrome towel radiator.

Bedroom 3
15'3" x 11'6"
Fitted wardrobes and storage, radiator.

Bedroom 4
15'1" x 9'3"
Fitted wardrobes and storage, radiator.

Wet Room
Fitted by Bathrooms Today with timeless styling, there is a wet shower area with mixer shower and floor drain, vanity units housing a wash basin and WC, tiled walls and mosaic tiled floor with under floor heating, spot lights and chrome towel radiator.

Side Passage
From the inner hall, this side lobby and passage houses the central heating boiler and leads through to the double garage.

Garage
21'3" x 15'11"
A double garage with electric door, fitted storage cabinets, and a courtesy door to the garden.

External
Access to the grounds are via an electric sliding gate that opens to a tarmac drive to the double garage and a gravelled area for further car parking.
The space can accommodate numerous vehicles. The gardens are landscaped and terraced, have beautiful mature planting and shrubbery around the patio areas that make the most of the South and West aspects and provide a high degree of privacy.
Steps and paths meander through the gardens to part of a former tennis court which is now a wonderful private vegetable garden area with raised planters.

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

COUNCIL TAX
The Council Tax Band is Band G.

M I C H A E L H O D G S O N

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

