



MICHAEL HODGSON

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## 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

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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

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