



M I C H A E L   H O D G S O N

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estate agents & chartered surveyors





## ASHBURNE COURT, SUNDERLAND

£499,000

A stunning modern architecturally designed residence located on the cul-de-sac of Ashburne Court just off Ryhope Road within the Ashbrooke conservation area the property boasts a highly desirable location and must be viewed to be fully appreciated. The property benefits from stylish décor, modern appointment and generous living accommodation arranged over 3 floors briefly comprising of: Entrance Hall, Living Room / Garden Room, Dining Room, Kitchen, Utility, 3 First Floor Bedrooms with En Suite to Bedroom 1 and a Family Bathroom, the second floor provides a Study / Sitting Room or 5th Bedroom, & 4th Bedroom. Externally the property is set on a lovely plot which is accessed via two electrically operated gates leading to a sweeping gravelled driveway providing access to the house whilst to the rear is a garden with lawns, paved patio area and stocked borders. There is the potential to develop the adjacent garden to the existing house, subject to planning. A preliminary plot outline has been proposed but not submitted to Sunderland Planning Department, but offers a blank canvas for any potential buyer to take on. Viewing of this bespoke home is unreservedly recommended to be fully appreciated.

Detached House

Living Room / Garden Room

Kitchen & Dining Room

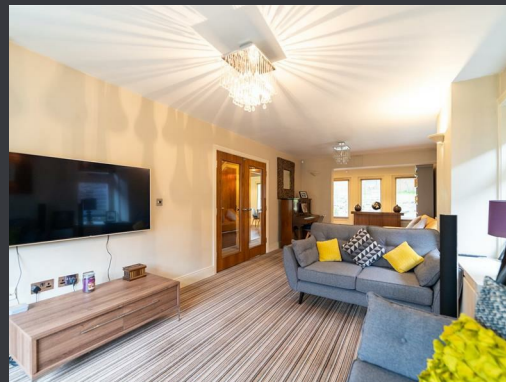
Garage And Gardens

4 / 5 Bedrooms

Bathroom & En Suite

Viewing Advised

EPC Rating: C





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### ENTRANCE HALL

The entrance hall has a timber framed Double glazed window, alarm control panel, radiator, french doors leading to the living room.

### LIVING ROOM

10'11" x 25'3"

A light and airy room having a large timber double glazed bay window plus two additional timber double glazed windows to the side elevation and two radiators, opening to the

### GARDEN ROOM

7'5" x 14'4"

Situated at the rear of the living room the garden room has timber framed double french doors which open on to a lovely paved patio area which leads to the lawned garden, radiator.

### SEPARATE WC / CLOAKROOM

Modern suite comprising low level w/c, rectangular wash hand basin with mixer tap on vanity unit, extractor, partially tiled walls, fully tiled floor.

### DINING ROOM

10'10" x 7'5"

The dining room has stunning views of the garden leads out on to a covered bbq area which is situated on the fringe of the garden, Marmoleum flooring, radiator.

### KITCHEN

20'9" x 13'9" max

The kitchen is equipped with a comprehensive range of floor units, granite worktops and granite splashback, two stainless steel sinks, ceramic hob with stainless steel and glass extractor over, integrated dishwasher, two electric ovens, integrated fridge and freezer, timber framed double glazed bay window to the front and rear elevations.

### UTILITY

5'10" x 8'9"

The utility has a range of floor and wall units, stainless steel sink and

drainer, tiled splashback, radiator, integrated washing machine and separate dryer, door to front garden and door to integrated garage, laminate floor.

### FIRST FLOOR

Impressive open landing with large timber framed double glazed window with views over the rear garden with the added benefit of a window seat, large storage cupboard and double radiator.

### MASTER BEDROOM

18'0" x 9'5"

The master bedroom spans the full depth of the property having two timber framed double glazed windows and two radiators.

### EN SUITE

The en suite has a white suite comprising of a low level w/c, wash hand basin with mixer tap, shower, recessed spot lighting, timber framed double glazed window, extractor, radiator, porcelain tiled walls and floor.

### WALK IN WARDROBE

7'0" x 3'8"

Storage under eaves and is shelved.

### BEDROOM 2

10'2" x 8'6"

Rear facing, timber framed double glazed window, radiator, full range of fitted wardrobes.

### BEDROOM 3

8'6" x 10'9"

Front facing, timber framed double glazed window, radiator.

### FAMILY BATHROOM

The family bathroom has a white suite comprising low level w/c, wash hand basin in vanity unit, bath, shower, ceramic tiled walls and floor, radiator, extractor, timber framed double glazed window.

### SECOND FLOOR

Landing: the top floor of the house is currently arranged as a home office/study and a lounge but would lend itself to a variety of different uses such as 2 separate bedrooms or indeed a bedroom and lounge.

### SITTING ROOM OR 5TH BEDROOM

15'1" x 10'0"

Currently utilised as a sitting room but would readily convert to a 5th Bedroom. timber framed double glazed window, storage under eaves, two radiators, t-fall roof line.

### BEDROOM 4

9'11" x 10'0"

Timber Double glazed window, radiator, two storage cupboards under eaves, t-fall roof line, currently used as a home office/study.

### EXTERNALLY

Externally the property is set on a lovely plot which is accessed via two electrically operated gates leading to a sweeping gravelled driveway providing access to the house whilst to the rear is a garden with lawns, paved patio area and stocked borders.

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Mortgages can be arranged via our Financial Advisers subject to status. Your home is at risk if you do not keep up payments on a loan secured on it.

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