



## Lodgeside Meadow, Sunderland, SR3 2PN

**£440,000**

**PRICED TO SELL NOW!!!** Impressive extended executive detached house on popular cul de sac. Modern fittings throughout with 3 reception rooms, dining kitchen, 5 bedrooms, 2 en suites, 4 piece bathroom & double garage. **MUST BE VIEWED!!**





# 2 Lodgeside Meadow, Sunderland, SR3 2PN

We are delighted to offer for sale this extended executive detached house located in a popular cul de sac position with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with Corian worktops and appliances plus a contemporary bathroom, 2 en suites and WC. Items of note include bi fold doors linking the dining room and family room plus to the rear, hardwood internal doors and staircase, gas fire and surround to lounge, under floor heating to dining kitchen, fitted wardrobes to 4 bedrooms and an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is a porch, entrance hall, lounge, dining room, family room, dining kitchen and WC. There are 5 well proportioned bedrooms, the main 2 with en suites plus a family 4 piece bathroom located off the first floor landing. There is a boarded loft with light and ladder access.

The property is located on an impressive plot with well presented gardens to the front and rear with patio, lawns, planting, shed, external hot and cold taps plus external socket. There is a double driveway with parking for a number of cars leading to a double garage (5.03m x 4.71m) with remote controlled door plus personnel door leading into the property.

Tenure - Freehold  
Council Tax - Band F

The property comprises.

## GROUND FLOOR

### Porch

With oak flooring.

### Entrance Hall

With oak flooring plus oak staircase leading to the first floor.

### Lounge 16'8"(max) x 11'3"(max) (5.09m(max) x 3.45m(max))

Having a walk in bay window, gas fire and surround, blinds, carpets and curtains.

### Dining Room 11'5" x 10'6" (3.48m x 3.21m)

With fitted carpets. Bi fold doors leading to the family room.

### Family Room 19'9"(max) x 17'7"(max) (6.03m(max) x 5.36m(max))

Having vaulted ceiling with recessed spot lights plus carpets and blinds. Bi fold doors leading to the rear garden.

### Dining Kitchen 15'4" x 10'8" (4.69m x 3.27m)

Having a comprehensive range of modern wall and base units with complimenting Corian worktops and upstands plus tiling and floor tiling plus under floor heating. With Smeg range cooker incorporating a 5 ring hob, 2 ovens plus grill and a hood, dishwasher, larder fridge and microwave.

### WC 5'6" x 3'10" (1.68m x 1.18m)

Having white sanitary ware, tiling, oak flooring and blind.

## FIRST FLOOR

### Landing

Accessed via the oak staircase with fitted carpets and access to airing cupboard.

### Bedroom 1 15'8"(max) x 15'3"(max) (4.79m(max) x 4.65m(max))

Having a walk in bay window with fitted wardrobes and vanity and flooring. Leading to.

### En Suite 6'7" x 5'5" (2.02m x 1.66m)

Having contemporary white sanitary ware with walk in shower, wall and floor tiling, light mirror, vanity basin and ladder radiator.

### Bedroom 2 15'1"(max) x 12'0"(max) (4.62m(max) x 3.68m(max))

With walk in bay window, fitted wardrobes, carpets and blinds. Leading to.

### En Suite 2 6'2" x 5'4" (1.90m x 1.64m)

With contemporary white sanitary ware, tiling, floor tiling, vanity basin, chrome ladder radiator and blind.

### Bedroom 3 12'0"(max) x 10'5"(max) (3.66m(max) x 3.20m(max))

With fitted wardrobes, carpets and curtains.

### Bedroom 4 10'6" x 9'4" (3.21m x 2.86m)

With carpets and curtains.

### Bedroom 5 9'6" x 7'4" (2.91m x 2.24m)

Currently used as a study with fitted wardrobes, desk, carpets and curtains.

### Bathroom 7'2" x 7'0" (2.20m x 2.14m)

Having a contemporary 4 piece suite with tiling, floor tiling, recessed spot lights and chrome ladder radiator.

## EXTERNAL

The property is located on an impressive plot with well presented gardens to the front and rear with patio, lawns, planting, shed, external hot and cold taps plus external socket. There is a double driveway with parking for a number of cars leading to a double garage (5.03m x 4.71m) with remote controlled door plus personnel door leading into the property.









