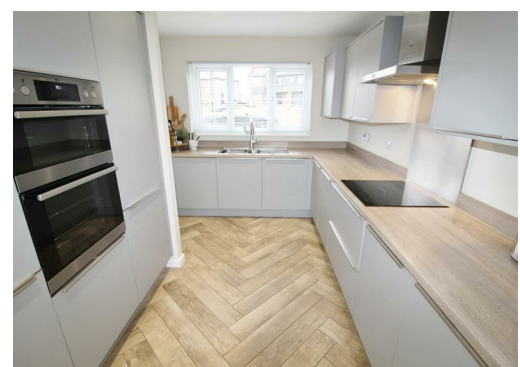




Leighfield Drive, Sunderland, SR3 2DD

£319,995

PRICED TO SELL NOW!!! Modern detached house with many upgrades on popular development. Impressive living dining kitchen plus 24' lounge, contemporary bathroom, en suite & WC plus 4 well proportioned bedrooms. **MUST BE VIEWED!!!**



4 Leighfield Drive, Sunderland, SR3 2DD

We are delighted to offer for sale this modern upgraded detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools. Constructed in 2019 the property still benefits from over 4 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern living dining kitchen with integrated appliances plus contemporary bathroom, en suite and WC. Items of note include 2 sets of French doors to the rear, media wall with remote controlled electric fire to the lounge plus fitted wardrobes to 2 bedrooms. 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 an entrance hall, lounge, living dining kitchen plus WC. There are 4 double bedrooms, the master with en suite plus a family bathroom accessed off the first floor landing. There is a part boarded loft with power.

The property benefits from impressive landscaped gardens with patio and seating areas plus lawns and planting along with external tap. There is driveway parking with electric car charging point, leading to a single garage (6.06m(max) x 3.26m(max) with power and light.

Tenure - Freehold

Estate Management Fee - £111 pa (Not yet collected)

Council Tax - Band E

The property comprises.

GROUND FLOOR

Entrance Hall

With floor tiling. Access to store.

Lounge 24'5"(max) x 10'2"(max) (7.46m(max) x 3.12m(max))

A light through room with media wall and remote controlled electric fire plus French doors to the rear. With laminate flooring and blinds.

Living Dining Kitchen 19'10"(max) x 19'5"(max) (6.05m(max) x 5.92m(max))

A light through room having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With integrated double oven, induction hob, hood, fridge freezer, washing machine and dishwasher plus 1.5 sink and mixer tap. With French doors and floor tiling.

WC 6'0" x 2'10" (1.85m x 0.88m)

Having contemporary white sanitary ware with tiling and floor tiling.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Bedroom 1 16'6"(max) x 10'4"(max) (5.05m(max) x 3.15m(max))

With fitted wardrobes, carpets and blinds.

En Suite 7'7" x 4'7" (2.33m x 1.42m)

Having contemporary white sanitary ware with recessed spot lights, ladder radiator, wall and floor tiling.

Bedroom 2 11'5"(max) x 9'10"(max) (3.50m(max) x 3.00m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 3 9'8" x 8'6" (2.96m x 2.60m)

With carpets and blinds.

Bedroom 4 10'6" x 7'7" (3.22m x 2.32m)

With carpets and blinds.

Bathroom 7'4" x 5'6" (2.25m x 1.70m)

Having contemporary white sanitary ware with tiling, floor tiling, ladder radiator and recess spot lights.

EXTERNAL

The property benefits from impressive landscaped gardens with patio and seating areas plus lawns and planting along with external tap. There is driveway parking with electric car charging point, leading to a single garage (6.06m(max) x 3.26m(max) with power and light.

