

Hopton Drive, Hawksley Grange, Sunderland £450,000











This beautifully presented five bedroom detached house, occupies a generous plot within this highly regarded development. Internally the impressive accommodation is accessed via a reception hall with a cloakroom/wc and a staircase to the first floor. There is an attractive lounge and a fabulous open plan dining kitchen and living area with bi-fold doors leading out on to the rear garden. The kitchen is fitted with an excellent range of stylish units, luxury worksurfaces and a selection of integrated appliances. Completing the ground floor accommodation is a useful utility and a versatile room that could be utilised as a study or a play room. To the first floor there is a generous principle bedroom with a dressing area and a contemporary en-suite shower room/wc, a guest bedroom with an en-suite shower room/wc, three further bedrooms and a family bathroom/wc. Externally there is a garden area to the front and side, a block-paved driveway, a double garage with twin access doors and to the rear a wonderful garden, laid mainly to lawn with patio and decked areas. The property is located within this popular and convenient location, close to a range of local amenities as well as offering excellent links to Sunderland city centre and major road connections to wider parts of the region. We highly advise arranging a detailed inspection in order to appreciate this outstanding home.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Porch
Double glazed windows and inner Composite door to hall.

Reception Hall




Radiator and stairs to first floor.

Lounge 14'1" x 15'3"





Double glazed window to front, UPVC double glazed French patio doors to rear and two radiators.

Living/Dining Area and Kitchen 20'1" x 15'1"



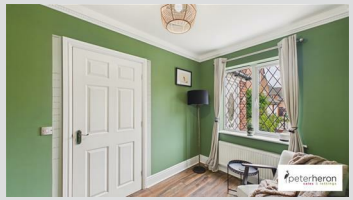
Range of modern wall and base units with countertops over incorporating 1 1/2 bowl undermount sink and drainer unit with mixed tap. Integrated double oven, electric hob, fridge freezer, microwave and dishwasher. Two column radiators and double glazed Bi-folding doors leading to garden.

Utility 5'5" x 3'6"




Base units with countertops over incorporating a single bowl stainless steel sink and drainer unit. Space for washing machine and tumble dryer. Radiator, double glazed window to rear and door to garage.

Home Office 10'11" x 7'1"

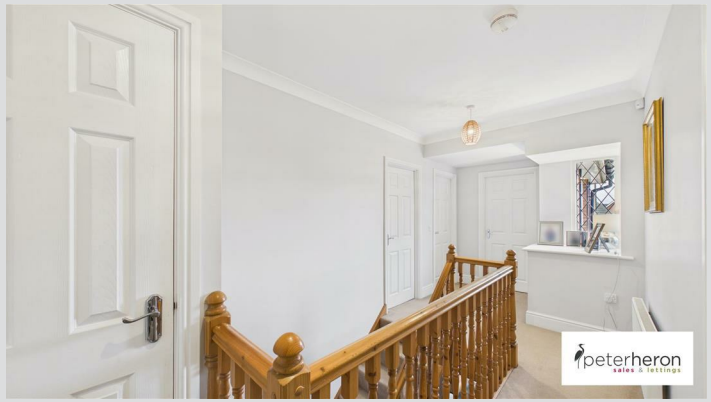
Double glazed window to front and radiator.

Cloakroom/WC



Low level wc and wash basin. Radiator and double glazed window to rear.

First Floor Landing



Access point to loft, storage cupboard, radiator and double glazed window to front.

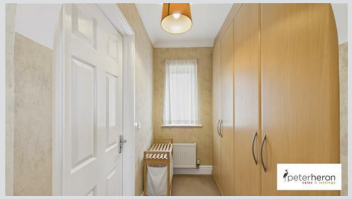
MAIN ROOMS AND DIMENSIONS

Bedroom 1 13'6" x 10'5"




Double glazed window to rear and a radiator. Archway into en suite dressing area.

Dressing Area 6'5" x 3'7"




Built in wardrobes, radiator and door to en-suite.

En-Suite Shower Room




Waterfall shower cubicle, low level wc and wash basin set into vanity unit. Heated towel rail and double glazed window.

Bedroom 2 13'8" x 12'7"






Double glazed window to front, radiator and door to en-suite.

En-Suite Shower Room



Shower cubicle, low level wc and wash basin. Radiator and double glazed window.

Bedroom 3 14'0" x 7'8"




Double glazed window to rear and radiator.

Bedroom 4 10'1" x 7'3"



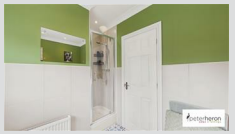

Double glazed window to front and radiator.

Bedroom 5 10'2" x 8'11"




Double glazed window to front and radiator.

Bathroom





Bath, shower cubicle, low level wc and wash basin. Radiator and double glazed window.

Outside








Garden to the front with block paved driveway providing off street parking for multiple vehicles leading to double garage. Delightful mature garden to the rear mainly laid to lawn with established planting and paved seating area.

Garage 18'9" x 18'2"
Double garage with two up and over doors and a Composite door to rear. The garage houses the wall mounted boiler.

Council Tax Band
The Council Tax Band is Band F.

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

MAIN ROOMS AND DIMENSIONS

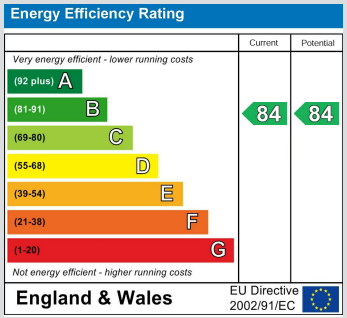
Solar Panels
We have been advised by our client the solar panels are leased on a 25 year term, end date May 2040. Any prospective purchaser should clarify this with their Solicitor.

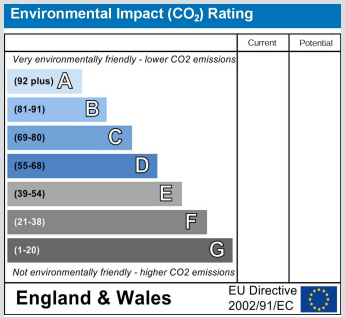
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make 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. 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.
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. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.









Ground Floor



First Floor

peterheron
sales & lettings

Approximate total area(1)

199.5 m²

2147 ft²

Reduced headroom

0.9 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360