MICHAEL HODGSON

estate agents & chartered surveyors

LEIGHFIELD DRIVE, SUNDERLAND
£430,000

Michael Hodgson are delighted to welcome to the market this impressive 4 bed detached house situated in a cul-de-sac position on Leighfield Drive on the exclusive executive Burdon Rise development that will not fail to impress all who view. The house has been meticulously improved by the current owners and provides exceptional family living space benefitting from stylish contemporary décor, an impressive kitchen with integrated appliances, upgraded family bathroom and many more extras of note. The generous living accommodation briefly comprises of: Entrance Hall, Living Room, Sitting Room (which was formally the Garage), Kitchen / Dining Room, Utility, WC and to the First Floor, 4 Bedrooms, family Bathroom and En Suite to Bedroom 1. Externally there is a front garden and block paved driveway leading to the house whilst to the rear is a lovely garden having a paved patio, lawn and to the rear is an additional patio area. Burdon Rise commands a superb location is ideal for local amenities, shopping facilities, schools and superb transport links including major road networks with the A19. Viewing of this exceptional family residence is unreservedly recommended to fully appreciate the space, home and location on offer.

Detached House	4 Bedrooms
Living Room	Sitting Room (formerly the garage)
Kitchen / Breakfast Room	Bathroom & En Suite
Stunning Property	EPC Rating: B

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Entrance Hall
The entrance hall has a Karndean. flooring, radiator, storage cupboard, stairs to the first floor.

Living Room
14'0" x 14'3"
The living room has a double glazed window, radiator, media wall with multi fuel stove, coving to ceiling, Karndean flooring.

Sitting Room
9'2" x 18'11"
The sitting room was formerly the garage but has been converted to provide a reception room with double glazed window, storage cupboard with wall mounted gas central heating boiler, electric radiator.

Kitchen / Dining Room
21'0" max x 18'6" max
An open plan room kitchen / dining room with karndean floor, 2 radiators and bi folding doors to the rear garden.

The kitchen has a comprehensive range of floor and wall units, Dekton worktops, double electric oven, stainless steel sink with mixer tap, integrated dishwasher, breakfast island with deckton worktops, gas hob with extractor over.

Utility
6'0" x 5'6"
Floor and wall units, plumbed for washer, stainless steel sink and mixer tap, karndean floor, door to the rear garden.

WC
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, Karndean flooring, radiator.

First Floor
Landing, airing and storage cupboard.

Bedroom 1
14'1" x 15'11"
Front facing, double glazed window, radiator.

En Suite
Suite comprising of a low level WC, wall hung wash basin with mixer tap, shower with tiled splashback, tiled floor, double glazed window, chrome towel radiator.

Bedroom 2
11'8" x 10'6"
Rear facing, double glazed window, radiator.

Bedroom 3
11'9" x 10'8"
Rear facing, double glazed window, radiator, currently used as a dressing room.

Bedroom 4
10'7" x 10'5"
Front facing, double glazed window, radiator.

Bathroom
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, bath with mixer tap, double glazed window, shower cubicle with rainfall style shower head and an additional shower attachment, double glazed window, tiled walls and floor, towel radiator.

Externally
Externally there is a front garden and block paved driveway leading to the house whilst to the rear is a lovely garden having a paved patio, lawn and to the rear is an additional patio area.

COUNCIL TAX
The Council Tax Band is Band E.

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

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