



MICHAEL HODGSON

estate agents & chartered surveyors





## OFFERTON, SUNDERLAND

£660,000

A beautifully appointed extended 4 bed roomed barn conversion forming part of The Granaries in Offerton, Sunderland boasting a semi rural location whilst being within easy reach of Sunderland, Durham and indeed Newcastle further afield via the A19 & A1(M). The property enjoys spacious living space benefiting from a many features with modern appointments and contemporary decor whilst retaining many period and character features of a Barn Conversion plus many extras of note. The generous accommodation briefly comprises of: Entrance Porch, Inner Hall, WC / Cloaks, Living Room, Garden Room, Kitchen / Dining / Sitting Room, Boot Room, Utility and to the First Floor a Galleried Landing, 4 Bedrooms, Family Bathroom and En Suite. Externally the property has a front gated block paved driveway leading to the house and double garage providing ample off street parking whilst to the side a lovely garden with Indian stone patio, lawn and enjoys an open aspect over fields. Viewing of this exceptional home is unreservedly recommended to fully appreciate the space, home and location on offer.

Barn Conversion

4 Bedrooms

Living Room

Garden Room

Kitchen / Dining / Sitting Room

Bathroom & En Suite

Double Garage

EPC Rating: D



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### Entrance Porch

The Entrance Porch has a vaulted ceiling, range of timber framed double glazed windows, timber framed double glazed door opening to inner hall

### Inner Hall

The Inner Hall has a tiled floor, radiator, return staircase to the first floor with Oak handrail and balustrade, exposed beams to the ceiling

### Living Room

24'6" x 18'9"

An impressive Living Room having two large arched double glazed windows to the front elevation, Amtico flooring, two radiators, stone Inglenook fireplace with inset log burner, exposed beams to the ceiling, timber framed French doors leaden to the orangery / garden room

### Garden Room

14'9" x 11'8"

A light and airy room having a vaulted ceiling incorporating four Velux style windows, two timber framed double glazed windows and timber framed double glazed French doors to the garden, feature exposed beams to the ceiling, electric radiator, Amtico flooring

### Kitchen / Dining / Sitting Room

18'8" x 24'6"

An open plan Kitchen/Dining/Sitting Room having a tiled floor, two large arched double glazed windows to the front elevation, exposed beams to the ceiling, radiator.

The Kitchen has a range of floor and wall units, Silestone worktops, Belling range cooker, sink with mixer tap, integrated dishwasher, space for an American style fridge freezer, central island with Silestone worktops with storage below

### Boot Room

6'1" x 11'2"

Tiled floor, door to the side, double glazed window, range of floor and wall units, radiator, feature stone wall

### Utility

7'9" x 5'11"

The Utility has a range of floor and wall units, Belfast sink with mixer tap, double glazed window, plumbed for washer and dryer

### WC

Low level wc, wash hand basin part tiled walls and floor, radiator, recessed spot lighting

### First Floor

Galleried landing with Oak handrail and balustrade, three radiators, double glazed window to the front elevation, vaulted ceiling with open beams, Velux style window

### Bedroom One

16'5" x 17'5"

The master bedroom has a dual aspect with a double glazed window to the front and side elevation, radiator, fitted wardrobe, wood panelling to one wall

### En Suite

Modern white suite comprising wall hung low level wc, wall hung wash hand basin with mixer tap set on a vanity unit, recessed spot lighting, double glazed window, chrome towel radiator, walk-in shower with Rainfall style showerhead and an additional attachment

### Bedroom Two

12'5" x 12'11"

Dual aspect having a double window to the front and side elevations, recessed fitted wardrobe, radiator

### Bedroom Three

9'0" x 12'9"

Front facing, double glazed window, radiator, recessed fitted wardrobe

### Bedroom Four

12'8" x 9'7"

Front facing, double glazed window, radiator, currently fitted as a dressing room with shelving and hanging rails, recessed fitted wardrobe

### Family Bathroom

Contemporary white suite comprising wall hung low level wc, wash hand basin with mixer tap set on a wall hung vanity unit, walk-in shower with Rainfall style showerhead and an additional shower attachment, double glazed window, chrome towel radiator, recessed spot lighting, free standing bath with mixer tap, tiled floor and part tiled walls

### Loft Room

Accessed via ladder style stairs from the first floor landing, three Velux style windows, t-fall roof in part, access to the loft space for additional storage

### External

Externally the property has a front gated block paved driveway leading to the house and double garage providing ample off street parking whilst to the side a lovely garden with Indian stone patio, lawn and enjoys an open aspect over fields.

### Double Garage

Detached double garage access via electric roller shutter.

### Solar Panels

There are solar panels to the roof space of the garage, details upon request

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### COUNCIL TAX

The Council Tax Band is Band F.

### TENURE

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

# M I C H A E L   H O D G S O N

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