



MICHAEL HODGSON

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estate agents & chartered surveyors



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## THE STABLES, SUNDERLAND £575,000

We are delighted to present this rare to the market, immaculately presented 5 bedroom detached executive family home set on the highly sought after development of The Stables in West Herrington where houses rarely come to market and are nestled in a lovely village with two local pubs/restaurants. The location enjoys excellent local amenities and transport links with easy access to the A19, Sunderland City Centre in addition to Herrington Country Park and highly regarded schools. The generous living accommodation benefits from contemporary stylish decor, recently installed bi folding doors from the dining area to the garden, and the internal doors, the cloakroom and wet room have all been updated and upgraded by the current owners plus many extras of note and briefly comprises: Entrance Vestibule, Inner Hall, Living Room, Kitchen / Dining Room, Utility, WC and to the First Floor 5 Bedrooms, Family Bathroom and an En Suite and Dressing Area to Bedroom 1. Externally to the front there is a double width block paved driveway leading to house and double garage whilst to the rear is generously sized garden with paved patio area to the rear of the garden, lawn and composite decking area. Viewing of this stunning home is essential to appreciate the location, space and home on offer.

Detached House  
Living Room  
Double Garage  
Viewing Advised

5 Bedroom  
Kitchen / Dining Room  
Superb Property  
EPC Rating: C



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### Entrance Vestibule

leading to:

### Inner Hall

The inner hall has a solid oak wood floor, stairs to first floor, cupboard under stairs

### WC

Low level wc, wash hand basin with mixer tap set on a vanity unit, solid oak wood floor. recessed spot lighting, extractor

### Living Room

12'7" x 22'10"

The living room spans the full depth of the house having a solid oak wood floor. double glazed window to the front and rear elevation, log burner, coving to ceiling

### Dining Area

9'8" x 11'6"

The dining area has recently installed Bi-folding doors to the garden, porcelanosa tiled floor, opening to:

### Kitchen

16'7" x 10'3"

The Kitchen has a range of floor and wall units, stainless steel sink with mixer tap, integrated dishwasher, freestanding cooker, double glazed window, recessed spot lighting, integrated microwave, granite worktops, radiator, porcelanosa tiled floor

### Utility

6'8" x 6'4"

The utility has Granite worktops to the floor and wall units, plumbed for washing machine and dryer, double glazed window, stainless steel sink with mixer tap. tiled floor, door to the garage, radiator

### First Floor

Landing

### Bathroom

White suite comprising low level wc, pedestal wash hand with mixer tap, chrome towel radiator, double glazed window, recessed spot lighting, bath with shower over, extractor

### Bedroom One

13'11" x 12'10"

Rear facing, radiator

### Dressing Area

Recessed spot lighting, access to the shower room

### Shower Room En Suite

Wet room style shower room with Rainfall style showerhead and an additional attachment, Porcelanosa tiled walls and floor, under floor heating.

### Bedroom Two

7'5" x 12'4"

Rear facing, double glazed window, radiator

### Bedroom Three

11'0" x 8'11"

Front facing, double glazed window, radiator

### Bedroom Four

10'11" x 9'1"

Double glazed window, radiator, range of fitted wardrobes, Oak wood floor

### Bedroom Five

A versatile room having a T-fall roof in part, Oak wood floor, radiator, two double glazed windows

### External

Externally to the front there is a double width block paved driveway leading to house and double garage whilst to the rear is generously sized garden with paved patio area to the rear of the garden, lawn and composite decking area.

### Double Garage

Attached double garage accessed via a two up and over garage doors

### 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 E

### 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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