



M I C H A E L H O D G S O N

estate agents & chartered surveyors



LEIGHFIELD DRIVE, SUNDERLAND

£1,950 Per Month

Michael Hodgson are delighted to welcome to the market this impressive 4 bed detached house situated on Leighfield Drive on the exclusive executive Burdon Rise development that will not fail to impress all who view. The house benefits from gas central heating, double glazing, a security alarm system, contemporary décor, modern bathroom suites, kitchen with integrated appliances and many more extras of note. The generous living accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining / Family Room, Utility, WC and to the First Floor, 4 Bedrooms, En Suite and Family Bathroom. Externally there is a front garden and block paved double width driveway leading to the house and garage whilst to the rear is a garden with paved patio area and lawn. 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

Kitchen / Family Room

Bathroom & En Suite

Garage & Gardens

To Let

EPC Rating:B



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Entrance Hall

Laminate floor, radiator, cupboard, alarm control panel

Living Room

14'2" x 14'2"

The living room has a double glazed window to the front elevation, radiator

Kitchen / Diner

20'11" x 18'8"

The kitchen has a range of floor and wall units, Stainless steel sink and drainer with mixer tap, double electric oven, integrated dishwasher fridge and freezer, double glazed window, recessed spot lights, laminate floor, double glazed French doors leading to the rear garden, two radiators

There is a central breakfasting island with breakfast bar, gas hob with extractor over

Utility

6'4" x 5'10"

Floor units, stainless steel sink and drainer with mixer tap, laminate floor, door to the rear garden, extractor

WC

White suite comprising low level wc, wall hung wash hand basin with mixer tap, part tiled wall, laminate floor, double glazed window

First Floor

Landing, double glazed window, radiator, storage cupboard

Bedroom 1

14'0" x 15'11"

Front facing, double glazed window, radiator

En Suite

White suite comprising low level wc, wall hung wash hand basin with mixer tap, part tiled walls and floor, shower with rainfall style shower head and and shower additional attachment, double glazed window, chrome towel radiator, recessed spot lighting, extractor

Bedroom 2

10'4" x 12'4"

Front facing, double glazed window, radiator

Bedroom 3

10'4" x 11'10"

Rear facing, double glazed window, radiator

Bedroom 4

10'8" x 11'8"

Rear facing, double glazed window, radiator

Bathroom

White suite comprising low level wc, wall hung wash hand basin with mixer tap, shower with rainfall style shower head and an additional shower attachment, recessed spot lighting, extractor, chrome towel radiator

Externally

Externally there is a front garden and block paved double width driveway leading to the house and garage whilst to the rear is a garden with paved patio area and lawn

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