Aspley Close

Doxford

Sunderland

SR3 2ES









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Asking Price £265,000

INTRODUCTION
Set in an attractive cul-de-sac, this extended five-bedroom detached home pairs a recently refitted dining kitchen with a generous conservatory and a secluded rear garden. The kitchen is the focal point of the ground floor, with a bespoke breakfast bar, copper-style fittings and integrated appliances including two ovens and a coffee machine. Sliding doors open into the conservatory, where there is room to sit and enjoy the garden view, with double-glazed doors leading straight onto the lawn.

ENTRANCE VESTIBULE
A uPVC double-glazed entrance door opens into the vestibule, which has wood-effect laminate flooring, a built-in storage cupboard and a large double radiator. A door leads into the entrance hall.

ENTRANCE HALL
Wood-effect laminate flooring, carpeted stairs to the first-floor landing and a door to the lounge.

LOUNGE
18'5 x 12'4
Measured to the staircase wall, with an additional 3ft 3" recess.
A generous reception room with a front-facing uPVC double-glazed bay window, a large double radiator and a single radiator. The open recess provides useful additional space. A part-glazed door leads to the dining kitchen.

DINING KITCHEN
15'6 x 9'10
Recently refitted with a range of wall and base units with copper-style handles, contrasting laminate worktops and porcelain floor tiles. A granite-style one-and-a-half-bowl sink with single drainer and copper-style mixer tap sits beneath a uPVC double-glazed window overlooking the rear garden. Appliances include a four-ring ceramic hob with a stainless-steel chimney extractor, two integrated electric ovens, an integrated coffee machine, microwave and dishwasher. The bespoke breakfast bar has matching storage beneath and feature acoustic panelling. There is a large double radiator, a door to the utility room and uPVC double-glazed sliding doors to the conservatory.

CONSERVATORY
12'8 x 12'5
A spacious conservatory with porcelain floor tiles, a thermostatically controlled wall-mounted electric heater and an opaque polycarbonate roof. uPVC double-glazed windows look out over the garden, and double-glazed doors open directly onto the lawn.

UTILITY ROOM
7'9 x 6'6
Fitted with units matching the kitchen, with an integrated fridge freezer and washer-dryer. A built-in cupboard provides space for an additional appliance. There is a side-facing uPVC double-glazed window with privacy glass and doors to the ground-floor shower room and integral garage.

GROUND FLOOR SHOWER ROOM
7'9 x 4'4
Fully tiled with a double shower enclosure and electric shower, WC, washbasin with chrome taps, a column-style radiator with towel rails and an extractor fan. A uPVC double-glazed window has privacy glass.

LANDING
Doors lead to all five bedrooms and the family bathroom. Two loft hatches give separate access to the main and extension roof spaces.

FAMILY BATHROOM
7'1 x 7'0
A roll-top bath with black feet, chrome taps and a shower handset is the focal point of the room. The washbasin and WC are set into matching fitted units with storage and a concealed cistern. The room has stripped natural wood flooring, a chrome ladder-style radiator and a rear-facing uPVC double-glazed window with privacy glass.

BEDROOM 1
15'6 x 7'10
A spacious bedroom within the extension, with carpeted flooring, a double radiator and a front-facing uPVC double-glazed window.

BEDROOM 2
12'9 x 7'9
At widest points.
An L-shaped bedroom within the extension, with carpeted flooring, a radiator and a rear-facing uPVC double-glazed window overlooking the garden. Its position next to bedroom one offers potential to create an en suite, subject to feasibility and any necessary approvals.

BEDROOM 3
11'0 x 8'4
A good-sized double bedroom with carpeted flooring, a radiator and a rear-facing uPVC double-glazed window.

BEDROOM 4
11'2 x 8'10
Excluding the depth of the fitted wardrobes.
A front-facing double bedroom with fitted wardrobes along one wall with mirrored sliding doors, carpeted flooring, a radiator and a uPVC double-glazed window.

BEDROOM 5
7'11 x 6'6
A front-facing bedroom with carpeted flooring, a radiator and a uPVC double-glazed window.

INTEGRAL GARAGE
16'9 x 7'9
A remote-controlled electric roller door opens to the driveway. The garage has power sockets, lighting and a side-facing single-glazed window with a timber frame. An internal door leads to the utility room.

EXTERNALLY
Front - The driveway provides parking for at least one vehicle and leads to the integral garage. There is potential to extend the parking area, and a side access leads to the rear garden.
Rear Garden - A generous lawn and fenced pond make this secluded garden a particular feature of the home. Conifer hedging on three sides provides a good degree of privacy. The garden is accessible from the conservatory and via the side of the house.





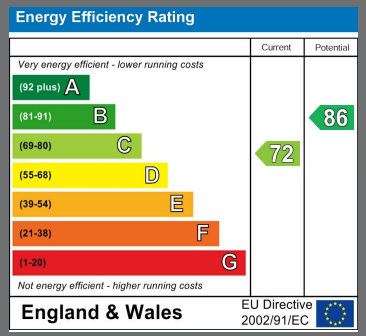






Local Authority
Sunderland

Council Tax Band
D





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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