MICHAEL HODGSON

estate agents & chartered surveyors

BANEBERRY DRIVE, SUNDERLAND
£249,995

We are delighted to welcome to the market this immaculately presented modern 4 bed detached house that will not fail to impress all who view being situated on the newly constructed Highfield Meadows development commanding an exciting location providing excellent communication links to the A19, Doxford International Business Park, local schools and amenities. The property itself benefits from gas central heating, double glazing, contemporary décor and many extras of note. The internal living space is ideal for a family and briefly comprises of: Entrance Hall, Living Room, Sitting Room / Study, Kitchen / Dining Room, WC, Utility and to the First Floor, Landing, 4 Bedrooms, Family Bathroom and En Suites to Bedrooms 1. Externally there is a front garden that enjoys an open aspect to the front entrance of the house whilst to the rear is a lovely garden having a paved patio area and lawn in addition to a a garage in a separate block with block paved driveway and an additional parking space. Viewing of this stunning home is highly recommended to fully appreciate the space and home on offer.

Detached House	4 Bedrooms
Living Room	Sitting Room / Study
Kitchen / Dining Room	Bathroom & En Suite
Viewing Advised	EPC Rating: B

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Entrance Hall
Laminate floor, stairs to the first floor, radiator.

Dining Room/Study
A versatile reception room having a double glazed window to the front elevation, part paneled walls, storage cupboard, radiator.

Living Room
13'1" x 10'11"
The living room has a double glazed window to the front elevation, radiator, part panelled walls.

Kitchen/ Dining Room
19'8" x 9'9"
The kitchen has a double glazed window and double glazed French doors to the rear garden, laminate floor, radiator, recessed spot lighting to the kitchen area.

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, integrated fridge, freezer, dishwasher.

Utility
4'11" x 8'10"
Plumbed for washer and dryer, cupboard with wall mounted gas central heating boiler, radiator, laminate floor, door to the rear garden, recessed spot lighting,

WC
White suite comprising of a low level WC, pedestal basin with mixer tap and tiled splashback, part paneled walls, double glazed window, radiator, recessed spot lighting.

First Floor
Landing, double glazed window, loft access, storage cupboard.

Bedroom 1
12'0" x 10'11"
Rear facing, double glazed window, radiator.

En Suite
White suite comprising of a low level WC, pedestal basin with mixer tap, radiator, double glazed window, extractor, shower cubicle with tiled splashback, recessed spot lighting.

Bedroom 2
12'1" max x 11'1" max
Front facing, double glazed window, radiator.

Bedroom 3
9'9" x 9'4"
Front facing, double glazed window, radiator, part panelled walls.

Bedroom 4
6'9" x 7'11"
Rear facing, double glazed window, radiator.

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap, double glazed window, part tiled walls, extractor.

Externally
Externally there is a front garden that enjoys an open aspect to the front entrance of the house whilst to the rear is a lovely garden having a paved patio area and lawn in addition to a a garage in a separate block with block paved driveway and an additional parking space.

Garage
Single garage accessed via an up and over garage door.

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

COUNCIL TAX
The Council Tax Band is Band D.

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