

MICHAEL HODGSON

estate agents & chartered surveyors



LEIGHFIELD DRIVE, SUNDERLAND
Offers Over £455,000

We welcome to the to the market this impressive extended 4 bed detached house nestled in a cul-de-sac position on Leighfield Drive on the exclusive executive Burdon Rise development that will not fail to impress all who view. The house boasts gas central heating, double glazing, a security alarm system, contemporary décor, luxury bathroom suites, stunning 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, Sitting Room / Orangery, Utility / Boot Room, Utility, WC and to the First Floor, 4 Bedrooms, En Suite and Family Bathroom. Externally there is a front garden and double width block paved driveway leading to the house and garage whilst to the rear is a lovely lawned garden and paved patio area, with raised gravelled decking area and borders. 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 / Dining / Family Room
- Bathroom & En Suite
- Garage & Gardens
- Stunning Property
- EPC Rating: B









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Entrance Hall
The entrance hallway has a karndean flooring, alarm control panel, return staircase to the first floor, storage cupboard

Living Room
14'4" x 13'10"
The living room has a double glazed window to the front elevation, two feature radiators, recessed spot lighting, uplighting, media wall with inset electric fire and space for a wall mounted television

Kitchen / Breakfast / Family Room
18'6" x 21'1"
An open plan kitchen/breakfast/family room having a double glazed window, Karndean floor with underfloor heating in part, recessed spot lighting, radiator, large double glazed window to the side elevation

The kitchen has a comprehensive range of floor and wall units, sink with mixer tap, quartz worktops, under unit lighting, integrated fridge, freezer, dishwasher, microwave, AEG double electric oven, wine rack, central breakfasting island with quarry breakfast bar, AEG five ring gas hob with extractor over, large storage drawers, opening to:

Sitting Room / Orangery
12'2" x 11'6"
A light and airy room having bi folding doors to the rear garden, double glazed window to the side elevation, lantern light tiled floor with under floor heating, recessed spot lighting, media wall with space for a wall mounted TV.

Utility
6'0" x 5'8"
The utility has a range of floor and wall units, quartz worktops, sink with mixer tap, integrated washer and dryer, Karndean floor, recessed spot lighting, extractor, access to the WC and Utility / Boot Room

Utility / Boot Room
11'10" x 4'11"
The utility area has a range of floor and wall units, quartz worktops with matching splashback, double width sink with mixer tap, recessed spot lighting, tiled floor with under floor heating, double glazed French doors to the side garden.

WC
White suite comprising low level wc, wall hung wash hand basin with mixer tap, radiator, double glazed window, Karndean floor, part tiled walls, recessed spot lighting, extractor

First Floor
Landing, double glazed window to the front elevation, loft access, two storage cupboards and airing cupboard

Bedroom 1
15'9" x 11'9"
Front facing, double glazed window, full range of fitted wardrobes, radiator, recessed spot lighting

En Suite
Modern white Roca suite comprising low level wc, wall hung wash hand basin, walk in shower with rainfall style shower head and an additional shower head, part tiled walls, tiled floor, recessed spot lighting, extractor, double glazed window, chrome towel radiator

Bedroom 2
11'7" x 10'8"
Rear facing, double glazed window, radiator, recessed spot lighting, range of fitted wardrobes

Bedroom 3
10'8" x 11'8"
Rear facing, double glazed window, radiator, range of fitted wardrobes

Bedroom 4
10'4" x 10'5"
Front facing, double glazed window, radiator, recessed spot lighting

Bathroom
Contemporary white Roca suite comprising low level wc, wall hung wash hand basin with mixer tap, bath with mixer tap, shower with rainfall style shower and an additional shower head, double glazed window, part tiled walls, tiled floor, recessed spot lighting, extractor

Garage
Integral garage, wall mounted gas boiler

Loft Space
Accessed via loft ladder, boarded for storage

Externally
Externally there is a front garden and double width block paved driveway leading to the house and garage whilst to the rear is a lovely lawned garden and paved patio area, with raised gravelled decking area and borders.

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

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