



M I C H A E L   H O D G S O N

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estate agents & chartered surveyors



## BROOKDALE, SUNDERLAND

£350,000

We are delighted to bring to the market this immaculately presented 4 bed modern detached house nestled on Brookdale which is situated on the highly regarded and sought after Thurcroft development that offers an excellent location providing easy access to the A19, Doxford International, local shops, schools and amenities, The property itself boasts gas central heating, double glazing, contemporary decor and many extras of note. The internal accommodation briefly comprises of: Entrance Hall, Living Room, Sitting Room / Home Office, Kitchen / Dining / Family Room, Utility Area, WC and to the First Floor, 4 Bedrooms, Bathroom and En Suite to the Master Bedroom. Externally there is a front lawned garden and double width block paved driveway leading to the house and to the rear is a generous garden with two patio areas, artificial grass lawn with a second paved patio area to the rear of the garden. Viewing of this lovely home is highly recommended.

Detached House

4 Bedrooms

Living Room

Sitting Room / Home Office

Kitchen / Breakfast / Family Room

Bathroom & En Suite

Viewing Advised

EPC Rating:B



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## Entrance Hall

The entrance hall has a radiator with cover, laminate floor, stairs to the first floor, storage cupboard, alarm control panel.

## Living Room

11'6" x 14'9"

The living room has a double glazed window to the front elevation, two radiators, media wall with space for a wall mounted television and inset modern electric fire.

## Sitting Room

16'5" x 8'11"

Formally the garage this reception room is currently used as a homeoffice space/sitting room having a double glazed window to the front elevation, radiator, storage / office area with bi folding door, recessed spot lighting.

## Kitchen / Breakfast / Sitting Room

26'7" max x 14'8" max

An open plan kitchen / breakfast / sitting room that spans the full width of the house having a double glazed window to the rear elevation and double glazed French doors to the garden, two radiators, laminate floor.

The kitchen has a range of floor and wall units, integrated dishwasher, double electric oven, space for a freestanding American style fridge freezer, cupboard with wall mounted gas central heating boiler, sink and mixer tap, electric hob with extractor over, extractor, there is a central island with breakfast bar and storage below, opening utility area.

## Utility Area

3'11" x 8'4"

Laminate floor, radiator, plumbed for washer and dryer, door to the garden.

## WC

White suite comprising of a low level WC, pedestal basin with mixer

tap and tiled splashback, radiator, double glazed window, extractor, laminate floor.

## First Floor

Landing, loft access, double glazed window to the side elevation, radiator, storage cupboard.

## Bedroom 1

15'1" max x 11'10" max

Front facing, double glazed window, radiator with cover, mirror fronted fitted wardrobe.

## En Suite

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, double glazed window, chrome towel radiator, part tiled walls, shower cubicle, recessed spot lighting, extractor.

## Bedroom 2

10'7" max x 13'8" max

Front facing, double glazed window, radiator.

## Bedroom 3

11'7" x 10'8"

Rear facing, double glazed window, radiator.

## Bedroom 4

8'0" max x 13'7" max

Rear facing, double glazed window, radiator, two sets of fitted wardrobes.

## Bathroom

Modern white suite comprising of low level WC, wall hung wash hand basin with mixer tap, chrome towel radiator, part tiled walls, extractor, double glazed window, bath with mixer tap and shower attachment, shower cubicle with tiled surround

## Externally

Externally there is a front lawned garden and double width block paved driveway leading to the house and to the rear is a generous garden

with two patio areas, artificial grass lawn with a second paved patio area to the rear of the garden.

## 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

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