



M I C H A E L   H O D G S O N

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estate agents & chartered surveyors



## BRADBOURNE CLOSE, SUNDERLAND

£379,950

Situated on Cherry Tree Park on Bradbourne Close, Ryhope, this charming four-bedroom detached house offers a perfect blend of comfort and modern living. Being close to local schools, shops and amenities as well as road link to Sunderland City Centre and the A19.

Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient WC, living room, study/ home office, kitchen/ family room and utility. To the first floor, you will find four well-proportioned bedrooms, one with en suite and a family bathroom

Externally, the property boasts a neatly maintained front lawned garden and a driveway equipped with an electric charging point, leading to a garage for added convenience. The rear southerly facing garden is a delightful space, featuring a lawn and a patio area, perfect for outdoor gatherings. A side gate and door to the garage enhance accessibility and functionality.

This property is not only beautifully presented but also offers a wonderful opportunity for family living in a sought-after location. Viewing is highly recommended to fully appreciate all that this home has to offer.

Detached House

4 Bedrooms

Living Room

Kitchen/ Family Room

Utility

Bathroom & En Suite

Garage & Gardens

EPC Rating B



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### Entrance Hall

The entrance hall has stairs to the first floor, radiator.

### Living Room

12'1" x 19'5" to bay

The living room has a front facing double glazed bay window, radiator.

### Home Office/Study

7'8" x 9'5"

Front facing, double glazed window, radiator.

### WC

Low level WC, pedestal basin, double glazed window, radiator, storage cupboard, recessed spot lighting.

### Kitchen/Family Room

14'1" max x 20'0" max

The kitchen has a range of floor and wall units, integrated oven, 5 ring gas hob with extractor over, stainless steel sink and drainer, integrated dishwasher, integrated fridge freezer, wine cooler, recessed spot lighting in part, double glazed window, two radiators, double glazed window French doorstop the rear garden.

### Utility

8'2" max x 5'1" max

The utility has a range of floor and wall units, stainless steel sink and drainer, cupboard with wall mounted gas central heating boiler, integrated washing machine, door to the rear. radiator.

### First Floor

Landing, having a double glazed window, radiator, loft access, storage cupboard.

### Bedroom 1

12'2" max x 13'4" max

Front facing, double glazed window, radiator, range of fitted wardrobes.

### En Suite

Suite comprising of a low level WC, wash hand basin, towel radiator, recessed spot lighting, double glazed window, shower.

### Bedroom 2

14'4" max x 12'1" max

Rear facing, two double glazed windows, radiator.

### Bedroom 3

13'5" max x 9'6" max

Front facing, two double glazed windows, radiator.

### Bedroom 4

9'10" max x 10'4" max

Rear facing, double glazed window, radiator.

### Bathroom

Suite comprising of a low level WC, pedestal basin, bath with mixer tap, shower, double glazed window, towel radiator, recessed spot lighting.

### Garage

Single garage accessed via an up and over door.

### Externally

Externally, the property boasts a neatly maintained front lawned garden and a driveway equipped with an electric charging point, leading to a garage for added convenience. The rear garden is a delightful space, featuring a lawn and a patio area, perfect for outdoor gatherings. A side gate and door to the garage enhance accessibility and functionality.

### 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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