



MICHAEL HODGSON

estate agents & chartered surveyors

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## LEIGHFIELD DRIVE, SUNDERLAND

Offers Over £450,000

We welcome to the market this stunning 4 bed detached house on Leighfield Drive on the exclusive executive Burdon Rise development that will not fail to impress all who view. Burdon Rise commands a superb location ideal for local amenities, shopping facilities, schools and superb transport links including major road networks with the A19. The property was constructed by Bellway Homes to "the plane" design and boasts gas central heating, double glazing, a security alarm system, stylish décor, luxury bathroom suites, a superb upgraded kitchen with integrated appliances and bi folding doors to the garden, upgraded floor coverings and many more extras of note. The living accommodation briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Breakfast / Dining Room, Sitting / Family Room, Utility, WC and to the First Floor, 4 Bedrooms, En Suites to Bedroom 1 & 2 and a 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 garden having an extended patio area, lawn and well stocked borders in addition to a pergola seating area. Viewing of this lovely home is highly recommended to fully appreciate the space, property and location on offer.

Detached House

4 Bedrooms

Living Room

Kitchen / Breakfast / Dining Room

Family / Sitting Room

Bathroom & 2 En Suites

Garage & Gardens

EPC Rating:B

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## Entrance Porch

Double glazed window, tiled floor, leading to the inner hall.

## Inner Hall

The inner hallway has a Herringbone style karndean floor, radiator with cover, stairs to the first floor, walk in storage / cloaks cupboard.

## WC

Herringbone style karndean floor, part tiled walls, wall hung wash hand basin with mixer tap, low level WC, double glazed window with plantation shutter.

## Living Room

12'2" x 17'10" to bay

The living room has a double glazed box bay window to the front elevation, radiator, herringbone style karndean flooring, plantation shutters to the windows

## Kitchen / Breakfast / Dining Room

24'8" max x 19'3" max

The kitchen has a range of floor and wall units, Silestone worktops, stainless steel sink and drainer with mixer tap, integrated dishwasher, wine fridge, double oven, integrated fridge / freezer, radiator, karndean herringbone style floor, recessed spot lighting.

There is a central island with silestone worktops, breakfast bar, induction hob with extractor over, bi folding doors to the rear garden, double glazed window, storage cupboard.

## Family / Sitting Room

10'4" x 11'11"

A lovely room accessed from the kitchen / dining room, herringbone style karndean floor, radiator, double glazed French doors to the rear garden, recessed spot lighting.

## Utility

5'4" x 5'7"

Plumbed for washer and dryer, silestone worktops, karndean floors, extractor, door to the garage.

## First Floor

Landing, double glazed window with plantation shutter, radiator, airing cupboard, loft access, the loft is fully boarded with easy access ladder

## Family Bathroom

White suite comprising of a low level WC, wall hung wash hand basin with mixer tap, bath with mixer tap, double glazed window, chrome towel radiator, shower cubicle with rainfall shower head and an additional shower attachment, recessed spot lighting, extractor.

## Bedroom 1

19'6" to bay x 12'2" max

Front facing, double glazed box bay window with plantation shutters, radiator, dressing area with a range of fitted wardrobes and access to the en suite.

## En Suite

White suite comprising of a wall hung wash hand basin with mixer tap, double glazed window, shower cubicle with rainfall style shower head, tiled walls and floor, radiator.

## Bedroom 2

15'8" max x 14'2" max

Rear facing, double glazed window with plantation shutter, radiator, range of fitted wardrobes.

## En Suite

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

## Bedroom 3

9'6" x 14'9"

Front facing, two double glazed windows with shutters, recessed wardrobe.

## Bedroom 4

9'8" x 12'5"

Rear facing, double glazed window with plantation shutter, laminate floor, radiator.

## 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 garden having an extended patio area, lawn and well stocked borders in addition to a pergola seating area.

There is an EV charging point to the front elevation of the house.

## Garage

Wall mounted gas central heating boiler, electric roller shutter access. The garage is sectioned off in part by way of a partitioned wall.

## COUNCIL TAX

The Council Tax Band is Band F.

## TENURE

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

# M I C H A E L   H O D G S O N

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