



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



NURSERY CLOSE, SUNDERLAND

£495,000

We are delighted to bring to the market this well appointed extended 4 bed detached house situated on the cul-de-sac of Nursery Close that will not fail to impress all who view. Elstob Farm offers a much sought after location offering convenient access to excellent transport links, amenities and school. The property has been meticulously improved, modernised and extended by the current owners and benefits from contemporary decor, a stunning open plan kitchen / dining room, a lovely rear living / garden room and many extras of note. Internally the generous yet versatile living space briefly comprising of: Entrance Hall, Sitting Room, Kitchen / Breakfast / Dining Room, Living Room / Garden Room, Study / Utility, Shower Room / WC and to the First Floor, 4 Bedrooms, Family Bathroom and an En Suite to Bedroom 1. Externally there is a full width block paved driveway leading to the house and garage whilst to the rear is a fantastic garden, paved patio, raised lawn and in addition a side artificial grass area that leads to the garden room, there is the added benefit of a store room / bin store and a detached wooden workshop / shed. Viewing of this lovely home is unreservedly recommended.

Detached House
Sitting Room
Kitchen / Dining Room
Lovely Property

4 Bedrooms
Living / Garden Room
Bathroom, En Suite & Shower Room
EPC Rating: B



NURSERY CLOSE, SUNDERLAND

£495,000

Entrance Hall
The entrance hall has two radiators, double glazed window, coving to ceiling, recessed spot lighting

Sitting Room
10'7" x 13'8"
The sitting room has a box bay double glazed window to the front elevation, radiator, recessed spot lighting, feature wood panelled wall.

Kitchen / Breakfast / Dining Room
26'7" max x 13'6"
A fantastic open plan room having a double glazed french door and double glazed window to the rear garden, coving to ceiling, recessed spot lighting, 2 radiators.

The kitchen has a range of floor and wall units, granite surround with gas hob, stainless steel sink and drainer with mixer tap, 2 ovens, integrated dishwasher

Living Room / Garden Room
19'4" x 21'11"
A superb light and airy living room having a vaulted style ceiling with 4no velux style windows, 3 large double glazed windows, double glazed french doors to the garden, 2 radiators, recessed spot lighting.

Shower/WC
Modern white suite having a low level WC tiled walls and floor, wash hand basin with mixer tap sat on a vanity unit, chrome towel radiator shower with rainfall style shower head and an additional shower attachment.

Study Area
Velux style window, radiator,

First Floor
Landing

Bathroom
Modern white suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, radiator, tiled walls and floor.

Bedroom 1
14'3" max x 10'7"
Front facing, double glazed window, radiator, range of fitted wardrobes

Dressing Room
6'2" x 10'8"
Recessed spot lighting, double glazed window, fitted wardrobes and drawers

En Suite
White suite comprising of a low level WC, and a wash hand basin with mixer tap sat on a vanity unit, ladder style chrome towel radiator, shower cubicle with tiled splashback and a rainfall style shower head, bath with mixer tap and shower attachment, double glazed window, recessed spot lighting

Bedroom 2
10'4" x 10'6"
Rear facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 3
12'3" x 10'6"
Front facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 4
10'2" x 6'7"
Rear facing, Double glazed window, radiator, return staircase to the loft space

Externally
Externally there is a full width block paved driveway leading to the

house and garage whilst to the rear is a fantastic garden, paved patio, raised lawn and in addition a side artificial grass area that leads to the garden room, there is the added benefit of a store room / bin store and a detached wooden workshop / shed.

Garden Room
12'7" x 14'2"
detached garden room in the garden having a wood burner, double glazed window and double glazed French doors.

Double Garage
Wall mounted gas central heating boiler, plumbed for a washing machine, accessed via two electric roller shutters, electric charging point.

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

M I C H A E L H O D G S O N

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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

0191 5657000

www.michaelhodgson.co.uk

