



M I C H A E L   H O D G S O N

estate agents & chartered surveyors





## GRASMERE, SUNDERLAND

£1,195,000

We welcome to the market this impressive bespoke architect designed detached property located within the highly sought after village of Cleadon with excellent amenities close at hand including restaurants, shops and local schools. Accessibility throughout the region with Sunderland City Centre, Newcastle Upon Tyne are accessible via the nearby A19 and A690. The property has been built by the current owners to a very high specification and offers a stunning interior that will not fail to impress all who view benefitting from under floor heating to the ground floor and radiators to both ground and first floor, modern bathroom suites, a superb kitchen and a Lutron home lighting system, electric blinds and a built in multi room sound system. Internally the generous yet versatile living space briefly comprises of: Entrance Hall, Living Room, WC, Open Plan Kitchen / Dining / Family Room, Orangery, Utility and to the First Floor, Master Bedroom, with En Suite, Walk In Wardrobe and a fantastic Mezzanine Level with inset Bath, there are 3 Further Bedrooms, One with En Suite and Two that share a Jack and Jill Style En Suite. There is the added benefit of a 5th Bedroom with En Suite that has a separate accessed from the side of the house situated above the double garage. Externally the front of the property is accessed via an electric gated entrance leading to a block paved driveway, allowing parking for several cars and a garage with electrically operated doors whilst to the rear of the property is a patio/sun terrace which offers a good degree of privacy with raised lawned area, great for relaxation as well as entertaining. Viewing of this stunning property is highly recommended.

Detached House

Living Room

Stunning Property

4 En Suites

5 Bedrooms

Kitchen / Family Room

Viewing Advised

EPC Rating: TBC



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### Entrance Hall

A superb entrance hall having a tiled floor, staircase leading to the first floor, recessed spot lighting, underfloor heating

### WC

White suite comprising wall hung wash hand basin set on a vanity unit, wall hung low level wc, extractor, recessed spot lighting, tiled floor, double glazed window

### Living Room

31'5" x 14'3"

The living room spans the full depth of the house having a double glazed window to the front elevation, double glazed French doors to the rear garden, modern inset gas fire,

### Kitchen / Family Room

20'1" x 29'6"

A light and airy open plan kitchen / dining / family room with the kitchen has a comprehensive range of floor and wall units, double glazed window, tiled floor with under floor heating, media wall, two Fisher Paykel dishwashers, space for an American style fridge freezer, electric hob with extractor over, recessed spot lighting, breakfast bar

### Orangery

14'8" x 12'1"

The orangery has a tiled floor with under floor heating, double glazed lantern light, bi folding doors to the rear garden

### Side Hall

Tiled floor, stairs to the first floor

### Utility

7'0" x 6'4"

Tiled floor and wall cupboards, stainless steel sink and drainer with mixer tap, tiled floor, double glazed window, door to the rear garden

### First Floor

Landing

### Bedroom 1

14'10" x 20'5"

An impressive master suite having a vaulted ceiling, double glazed box bay window to the front elevation, two radiators, range of fitted wardrobes, spiralled staircase to the mezzanine level

### Walk in Wardrobe

6'4" x 5'6"

Fully fitted

### En Suite

Wet room style en suite having a low level wc, wash hand basin with mixer tap set on a vanity unit, shower with rainfall style shower head, recessed spot lighting, extractor

### Mezzanine

Feature inset Jacuzzi style bath with television TV, velux style window, recessed spot lighting, radiator

### Bedroom 2

16'4" x 9'4"

Rear facing, double glazed window, radiator, range of fitted wardrobes

### En Suite

White suite comprising wall hung low level wc, wall hung wash hand basin with mixer tap, shower with rainfall style shower head, chrome towel radiator, recessed spot lighting, extractor

### Bedroom 3

14'4" x 13'10"

Impressive double glazed window to the front elevation, radiator, mezzanine level, range of fitted wardrobes, vaulted ceiling

### En Suite - Jack and Jill Syle

Jack and Jill style en suite, modern white suite comprising his and hers wash hand basin with mixer tap, wall hung low level wc, slipper style bath with mixer tap, chrome towel radiator, recessed spot lighting, extractor, tiled floor

### Bedroom 4

9'0" x 14'4"

Rear facing, double glazed french doors overlooking the rear garden having a Juliet balcony, range of fitted wardrobes

### Bedroom 5

20'2" x 17'4"

Accessed from the side hallway, T fall roof in part, two double glazed windows, recessed spot lighting, Chrome towel radiator

### En Suite

White suite comprising low level wc, wash hand basin with mixer tap, shower, t fall roof in part, velux style window, chrome towel radiator

### Externally

Externally the front of the property is accessed via an electric gated entrance leading to a block paved driveway, allowing parking for several cars and a double garage with electrically operated doors whilst to the rear of the property is a patio/sun terrace which offers a good degree of privacy with raised lawned area, great for relaxation as well as entertaining.

### Garage

16'0" x 19'5"

Integral garage with tiled floor, two wall mounted gas wall mounted boilers, up and over garage door

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

# M I C H A E L   H O D G S O N

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