



MICHAEL HODGSON
estate agents & chartered surveyors

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WILLOWBANK ROAD, SUNDERLAND

Offers Over £599,000

We are delighted to bring to the market this stunning bespoke architectural designed 3 bed detached home that commands a superb location within the Ashbrooke conservation area on WillowBank Road. Ashbrooke is considered to be a highly desirable location offering an array of shops, schools and amenities as well as being within easy reach of Sunderland City Centre. This unique designed property offers contemporary decor throughout with a high degree of appointment to the home. The property has been meticulously built in 2008 by the current owners and offers a discerning purchaser many extras of note including a superb kitchen / dining / garden room, a number of interesting design features. The versatile and generous living accommodation briefly comprises of; Entrance Hall, Kitchen / Dining Room, Garden Room, WC and to the Lower Floor, Inner Hall, 3 Bedrooms, Bathroom, En Suite and Dressing Room to Bedroom 1. Externally the property is set on a stunning mature plot having a gated driveway that leads to the house and garage. The garden is stocked with an abundance of plants, trees and shrubs, a generous lawn in addition to a covered decked patio and a second patio area to the side of the house accessed from the garden room. There is a stream "the Brook" that runs through the garden into Backhouse Park the provides a haven for wildlife. There is a lovely paved roof terrace above the double garage that enjoys views over the garden and provides to the house. Viewing of this impressive home is highly recommended to appreciate the space and home on offer.

Detached House

3 Bedrooms

Living Room

Kitchen / Dining / Garden Room

Stunning Gardens

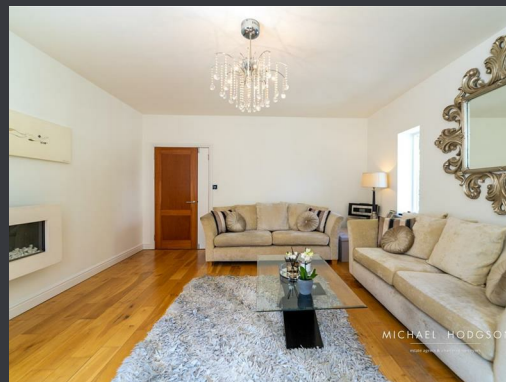
Double Garage

Viewing Advised

EPC Rating: C

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Entrance Hall

The entrance hall has a solid oak floor, radiator, stainless steel and glass balustrade to the staircase, storage cupboard

Living Room

20'0" to bay x ?

The living room has a timber framed double glazed box window to the front elevation over looking the stunning garden and two additional timber framed double glazed windows, wood stripped floor

Kitchen / Dining Room

15'8" x 15'11"

A light and airy room having three timber framed double glazed windows, timber framed french doors opening to a Juliet balcony, radiator.

The kitchen has a comprehensive range of floor and wall units, granite worktops, five ring gas hob with extractor over, double electric oven, wine rack, integrated fridge, freezer, dishwasher, microwave. There is a central breakfasting island with stainless steel sink and mixer tap, breakfast bar, opening to:

Garden Room

12'4" x 12'11"

A lovely room having timber framed double glazed windows overlooking the garden, timber framed french doors opening to a side patio terrace, Amtico flooring

WC

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, wood strip floor, extractor, loft access

Lower Ground Floor

Inner Hall, radiator, access to the garage

Bedroom 1

14'5" . x 15'10"

The master bedroom has timber framed double glazed French doors leading to the garden, two radiators, recessed wardrobe

Dressing Area

8'11" x 6'8"

Timber framed double glazed window, radiator, range of fitted wardrobes

En Suite

White suite comprising wall hung wash hand basin with mixer tap, low level wc, recessed spot lighting, extractor, tiled floor, walk in shower

Bedroom 2

16'5" to bay x 14'6" max

Front facing, timber framed double glazed box window, radiator

Bedroom 3

8'0" x 10'1"

Timber framed double glazed window, range of fitted wardrobes

Bathroom

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity/storage unit corner shower cubicle with rainfall style shower head and an additional shower attachment, bath with mixer tap and shower attachment, recessed spot lightinh, chrome towel radiator, extractor

Externally

Externally the property is set on a stunning mature plot having a gated driveway that leads to the house and garage. The garden is stocked with an abundance of plants, trees and shrubs, a generous lawn in addition to a covered decked patio and a second patio area to the side of the house accessed from the garden room. There is a lovely paved roof terrace above the double garage that enjoys views over the garden and provides to the house

Garage

23'5" x 15'7"

Accessed via an up and over shutter door, wall mounted gas boiler, range of floor units with stainless steel sink and drainer, plumbed for washer

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.

AGENTS NOTE

Also included in the sale are the ownership of 3 x Ground Rents over the three next door properties + the income thereof

further details upon request.

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 G

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

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