



MICHAEL HODGSON

M I C H A E L   H O D G S O N

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estate agents & chartered surveyors



## THE CRESCENT, SUNDERLAND

£750,000

We are delighted to welcome to the market this stunning and substantial 5 bed extended semi detached house situated on The Crescent in Cleadon Village boasting convenient access to the village and its well respected bars, restaurants, cafes and amenities as well as offering superb transport links to the region towns and cities. This exceptional home has been meticulously modernised and improved by the current owners and boasts spacious and versatile living accommodation benefiting from stylish and contemporary decor, a bespoke kitchen, modern bathroom suites, a CCTV security system and many extras of note. The living space briefly comprises of Entrance Hall, Living Room, Kitchen / Dining / Family Room, Utility, Study / Reception Room, Clark Room / WC and to the First Floor, Landing, 5 Bedrooms, Family Bathroom and 3 En Suites, one of which is a Jack and Jill Style En Suite accessed from Bedrooms 3 & 4. Externally there is a front garden and generous block paved driveway leading to the house and garage whilst to the rear is a lovely garden having a paved patio area, extensive lawns, mature well stocked borders in addition to a second patio area and detached summer house. Viewing is highly recommended to fully appreciate the home and location on offer.

Semi Detached House

5 Bedrooms

Living Room

Kitchen / Dining / Family Room

family Bathroom & 3 En Suites

Stunning Property

2 Garages & Gardens

EPC Rating: C

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## Entrance Hall

An impressive hallway having a vaulted style open ceiling to the first floor, double glazed window, oak and glass staircase to the first floor, radiator, LVT flooring

## Living Room

14'11" x 10'10"

The living room has a double glazed window to the front elevation, radiator, multi fuel stove.

## Study / Reception Room

10'7" x 10'11"

A versatile room currently used as a home office but could be used for a variety of uses, double glazed window to the front elevation, radiator, LVT flooring

## Cloak Room

5'10" x 8'4"

cloak room that provides access to the WC

## WC

Suite comprising of a low level WC, chrome towel radiator, recessed spot lighting, pedestal basin with mixer tap

## Kitchen / Dining / Family Room

37'7" max x 14'5" max

A stunning open plan kitchen / dining / family room having an LVT flooring, 2 sets of bi folding doors to the garden.

The kitchen has a range of floor and wall units, 2 electric ovens, integrated microwave with warming drawer, central island with sink and drainer with mixer tap, electric hob, integrated dishwasher, breakfast bar, space for an American style fridge freezer, hot tap.

## Utility

6'6" x 10'10"

the utility has a range of floor units, plumbed for washer and dryer, stainless steel sink and drainer with mixer tap

## First Floor

Landing, double glazed window to the front elevation, oak staircase with inset glass panels, recessed spot lighting. The loft space is half boarded for storage and a fitted pull down access hatch with ladder.

## Bathroom

Suite comprising of a low level WC and wash hand basin with mixer tap set on a vanity unit, tiled floor, towel radiator, double glazed window, bath with rainfall style shower head and an additional shower attachment.

## Bedroom 1

10'11" max x 17'8"

The master bedroom has a double glazed window to the rear elevation, radiator

## Dressing Room

8'4" x 7'8"

dressing room accessed from bedroom 1, radiator

## En Suite

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

## Bedroom 2

11'0" x 13'9"

Front facing, double glazed window, radiator

## En Suite

White suite comprising of a low level WC, wash hand basin and mixer tap set on a vanity unit, chrome towel radiator, tiled floor, shower cubicle with rainfall style shower head and an additional shower head, recessed spot lighting and extractor,

## Bedroom 3

12'10" max x 13'6" max

Rear facing, double glazed window, radiator, access to the jack and Jill style en suite

## En Suite

Jack and Jill style ensuite accessed from bedroom 3 & 4, suite comprising of a low level WC, wash hand basin with mixer tap set on a vanity unit, tiled walls and floor, chrome towel radiator, walk in shower with rainfall style shower head and an addition attachment,

## Bedroom 4

12'10" max x 13'6" max

Rear facing, double glazed window, radiator, access to the shared En Suite.

## Bedroom 5

8'10" x 11'6"

Front facing, double glazed window, radiator

## Externally

Externally there is a front garden and generous block paved driveway leading to the house and garage whilst to the rear is a lovely garden having a paved patio area, extensive lawns, mature well stocked borders in addition to a second patio area and detached summer house. There are 2 outdoor power sockets and an outside tap

## Summer House

A fantastic detached summer house / entertaining space with an electric supply.

## Garage

Accessed via an electric roller shutter, door to the garden

## Garage 2 / Store

Wall mounted gas central heated boiler, electric roller shutter, reduced depth garage - 2.75 m in depth

## 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

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