



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

estate agents & chartered surveyors



GARESFIELD, SUNDERLAND

£275,000

This impressive and immaculately presented modern 4 bed detached house is situated at the heads of the cul-de-sac of Garesfield just off Woodham Drive on the much sought after and relatively new development of Maiden Vale which offers an excellent location providing easy access to well respected schools, amenities, shop as well as being within easy reach of the A19, Sunderland City Centre and Doxford International Business Park. The property benefits from a high specification and a stylish contemporary decor that will not fail to impress all who view. The generous living space briefly comprises of briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room, WC and to the First Floor, landing, 4 Bedrooms, bathroom and En Suite. Externally there is a front lawned garden and to the rear is a garden having a paved patio, lawn, decking area in addition to a superb summer/garden room. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Detached House

4 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

Garage & Gardens

Viewing Advised

EPC Rating: B



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Entrance Hall

The entrance hall has a laminate floor, radiator, stairs to the first floor.

Living Room

20'11" x 10'11"

The living room spans the full depth of the house having a double glazed window to the front elevation, radiator, double glazed french doors to the rear garden.

Dining Room

11'10" x 10'1"

A versatile reception room currently used as a dining room having a double glazed window, radiator

Kitchen/ Breakfast Room

13'11" max x 15'0" max

The kitchen has a range of floor and wall units, gas hob with extractor over, integrated fridge, freezer, dishwasher and washing machine, breakfast bar, radiator, electric oven, sink and drainer with mixer tap, double glazed window, tiled floor, double glazed french door to the rear garden.

WC

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, double glazed window, radiator, extractor.

First Floor

Landing, double glazed window, radiator, storage cupboard, loft access.

Bedroom 1

13'0" max x 14'9" max

Front facing, double glazed window, radiator.

En Suite

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

Bedroom 2

11'2" x 10'11"

Rear facing, double glazed window, radiator.

Bedroom 3

11'10" x 10'7"

Rear facing, double glazed window, radiator.

Bedroom 4

8'10" x 10'1"

Front facing, double glazed window, radiator.

Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, double glazed window, bath with mixer tap, radiator, extractor.

Externally

Externally there is a front lawned garden and to the rear is a garden having a paved patio, lawn, decking area in addition to a superb summer/garden room

Summer House

9'5" x 13'5"

Detached summer house / garden room that could be used for variety of uses.

Garage

Single garage in a separate block with double length driveway

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 E

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