



MICHAEL HODGSON

estate agents & chartered surveyors

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## STEEPHILL, SUNDERLAND

£599,950

We are delighted to offer to the market this superb 4 bed detached house situated in a much sought after location on Steephill in Middle Herrington commanding easy access to the A19, Doxford International Business Park, well respected shops, schools and amenities. Internally the property boasts generous family living accommodation that will not fail to impress all who view benefitting from contemporary décor, a superb bespoke kitchen, modern bathroom suites and many extras of note. The generous yet versatile living space briefly comprises of: Entrance Hall, Living Room, Sitting Room, Conservatory, Dining Room / Reception Room, Kitchen / Breakfast Room, Family Room, Two WC's, Utility and to the First Floor, 4 Bedrooms, Bathroom, Shower Room and to the Master Bedroom a Dressing Area and En Suite. Externally the property is set on a lovely garden plot having a gated driveway providing off street parking and access to the house whilst to the side and rear is a stunning mature garden stocked with an abundance of plants, trees and shrubs in addition to a large patio area that sweeps around the house, decking area and a rear patio courtyard with access via bi folding doors into the kitchen. There is also a substantial timber framed detached store and metal potting shed. Viewing of this exceptional property is highly recommended.

Detached House

4 Bedrooms

4 Reception Rooms

Kitchen / Breakfast Room

Bathroom, Shower Room & En Suite

Stunning Property

Viewing Advised

EPC Rating: D



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## Entrance Hall

The entrance hall has a tiled floor and leads to the Kitchen and a Dining Room / Reception Room.

## Kitchen / Breakfast Room

19'7" max x 17'2" max

An "L" shaped Kitchen / Breakfast Room having a range of floor and wall units, integrated fridge, freezer, dishwasher, wine fridge, electric oven, gas hob, breakfast bar, recessed spot lighting, bi folding door to the garden, Belfast style sink with mixer tap and separate hot water tap, radiator, opening to:

## Family Room

19'1" x 11'8"

A lovely family reception room having two double glazed windows, three electric radiators, a feature media wall with inset electric fire and space for a high level television, recessed spot lighting.

## WC

Low level WC, wall hung wash hand basin set on a vanity unit.

## Utility

9'1" max x 8'0" max

The utility has a range of floor and wall units, stainless steel sink and drainer with mixer tap, plumbed for washer, radiator, recessed spot lighting, door leading to a side access door and a back staircase that leads to the first floor.

## Dining Room

10'6" x 14'7"

Accessed from the Entrance hall having a tiled floor, double glazed window and double glazed French doors to the rear patio garden.

## Inner Hall

An impressive entrance hall having a herringbone style wood floor, stairs leading to the first floor, there is a useful WC accessed from the Inner Hallway

## Conservatory

18'9" x 9'9"

A lovely conservatory overlooking the gardens having full range of double glazed windows, double glazed French doors leading to the garden, tiled floor, mirror fronted fireplace.

## Living Room

14'1" x 17'10" to bay

The formal living room has a double glazed bay window over looking the garden, multi fuel stove set on a slate hearth, Herringbone style wood floor, ornate ceiling.

## Sitting Room

18'2" to bay x 14'0"

The Sitting Room has a double glazed bay window to the front elevation, ornate feature fireplace with multi fuel stove set on a slate hearth, Herringbone style floor, double radiator.

## First Floor

Landing, double glazed bay window, tiled floor, double glazed door leading to a small balcony over looking the garden.

## Bedroom 1

27'11" max x 17'2" max

A truly impressive open plan master suite having a fantastic open plan bedroom area with a range of fitted wardrobes, media wall with inset electric fire and space for a wall mounted television in addition to a dressing area with fitted wardrobes and dressing table, three radiators, four double glazed window two velux style windows.

## En Suite

Luxury white suite comprising low level wc, his and hers wash hand basin with mixer tap set on a wall hung vanity unit, towel radiator, tiled floor, freestanding bath with mixer tap with shower attachment, extractor, double glazed widow, shower with tiled surround and rainfall shower head and additional shower attachment.

## Office

7'4" x 8'2"

Hidden office accessed via bedroom 1, under counter drinks fridge

## Bedroom 2

14'0" x 17'9" to bay

Double glazed bay window to the side elevation, additional double glazed window, radiator, laminate floor.

## Bedroom 3

11'1" x 16'4" to bay

Front facing double glazed bay window, radiator in bay, range of mirror fronted fitted wardrobes.

## Bathroom

White suite comprising low level wc, free standing roll top bath with claw feet and a mixer tap shower attachment, his and hers wash hand basin with mixer tap set on a vanity unit, chrome radiator, shaver point.

## Shower Room

White suite comprising low level wc, his and hers wash hand basin with mixer tap set on vanity unit, double glazed window, shaver point, chrome towel radiator, shower cubicle with tiled surround.

## Bedroom 4

13'3" x 10'5"

Two double glazed window, recessed wardrobes with drawers, radiator.

## Externally

Externally the property is set on a lovely garden plot having a gated driveway providing off street parking and access to the house whilst to the side and rear is a stunning mature garden stocked with an abundance of plants, trees and shrubs in addition to a large patio area that sweeps around the house, decking area and a rear patio courtyard with access via bi folding doors into the kitchen.

## COUNCIL TAX

The Council Tax Band is Band F

## TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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