



MICHAEL HODGSON
estate agents & chartered surveyors

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BOWOOD CLOSE, SUNDERLAND

£320,000

An impressive 4 bed detached house that is arranged over three floors located on Bowood Close on the much sought after and desirable Tunstall Grange estate which offers an excellent location providing easy access to well respected schools, shops and amenities as well as being within easy reach of Doxford International, A19 and Sunderland City Centre. The property is deceptively spacious and offers immaculately presented accommodation benefiting from gas central heating, contemporary decor, double glazing plus many extras of note with the generous and versatile living accommodation briefly comprises of: Entrance Hall, Study, WC, Living Room with superb views to the rear, and to the Lower Ground Floor, Kitchen / Dining Room, Sitting Room, Reception Room or 5th Bedroom, Utility and to the Second Floor, Landing, 4 Bedrooms, Family Bathroom and an En Suite to Bedroom 1. Externally there is a front garden with driveway and a block paved driveway whilst to the rear a lovely garden having a paved patio area, inset lawn, raised border, composited decking area, a fitted recessed inset trampoline all of which enjoy stunning views to the rear. Viewing of this exceptional home is highly recommended.

Detached House

4 or 5 Bedrooms

Kitchen / Dining / Family Room

Bathroom & En Suite

Over 3 Floors

Living Room

Superb Property

EPC Rating: C

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Entrance Hall

The entrance hall has a radiator, Karndean flooring, door to the garage, storage cupboard

Living Room

11'3" x 21'3"

The Living Room has a double glazed window and double glazed French doors opening to a Juliet balcony both of which enjoy stunning views to the rear, feature fireplace, radiator

Study / Reception Room

7'10" x 10'7"

Front facing, double glazed window, Karndean floor, two sets of fitted wardrobes, currently used as a home office.

WC

Low level wc, wash hand basin with mixer tap set on a vanity unit, tiled floor, double glazed window, chrome towel radiator

First Floor

landing

Bedroom One

11'5" x 10'7"

Rear facing, double glazed window, radiator, range of fitted wardrobes, superb views to the rear and beyond.

En Suite

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, chrome towel radiator, shower with Rainfall style shower head and an additional shower attachment, tiled floor and walls, double glazed window, recessed spot lighting, extractor

Bedroom Two

13'9" x 7'10"

Front facing, double glazed window, radiator, storage cupboard, recessed wardrobe

Bedroom Three

11'2" x 9'1"

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

Bedroom Four

9'6" x 6'8"

Rear facing, range of fitted wardrobes with fitted dressing table

Bathroom

White suite comprising low level wc, pedestal wash hand basin with mixer tap, bath with shower over and shower attachment, double glazed window, tiled walls and floor, chrome towel radiator

Lower Ground Floor

Kitchen/Dining Room

21'3" max x 11'3" max

The Kitchen has a comprehensive range of floor and wall units, stainless sink and drainer with mixer tap, cupboard with wall mounted gas central heating boiler, double glazed window, electric induction hob with extractor over, electric oven, integrated microwave, herringbone style floor with underfloor heating, integrated fridge / freezer, two radiators, breakfast bar, wine cooler, integrated dishwasher, bi-folding doors to the rear garden, opening to:

Sitting Room

7'10" x 15'8"

Double glazed window to the side elevation, radiator, inset modern electric fire, provision for a wall mounted television, opening to the kitchen / dining area.

Reception Room

12'0" x 16'8" max

A versatile room having a Double glazed window to the side elevator, radiator, this room could be used for a variety of uses including a 5th bedroom or reception room.

Utility/WC

Low level wc, wash hand basin with mixer tap, plumbed for washing machine and dryer, recessed spot lighting, extractor

External

Externally there is a front garden with driveway and a block paved driveway whilst to the rear a lovely garden having a paved patio area, inset lawn, raised border, composited decking area, a fitted recessed inset trampoline all of which enjoy stunning views to the rear.

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

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