



M I C H A E L   H O D G S O N

estate agents & chartered surveyors





## CORBIERE CLOSE, SUNDERLAND

£279,950

We are delighted to offer for sale this immaculately presented 3 bed detached house situated on the cul-de-sac of Corbiere Close on the popular residential estate Northfield Green which offers easy access to Doxford International Business Park, the A19 in addition to local shops and amenities. The generous living space benefits from contemporary decor and will not fail to impress all who view briefly comprising of: Entrance Vestibule, WC / Cloak's, Inner Hall, Living Room, Dining / Sitting Room, Kitchen, Garden Room, Utility and to the First Floor, Landing, 3 Bedrooms, Bathroom and an En Suite. Externally there is a front lawned garden, double width block paved driveway leading to the house and garage whilst to the rear is a garden having a paved patio area and lawn. Viewing of this lovely home is highly recommended to fully appreciate the space, home and location on offer. There is NO ONWARD CHAIN INVOLVED.

Detached House

3 Bedrooms

Living Room

Dining Room

Garden Room

Double Garage

No Chain Involved

EPC Rating: C



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### Entrance Vestibule

Leading to the inner hall.

### Inner Hall

Radiator, cupboard under the stairs, stairs to the first floor, coving to ceiling.

### WC

Low level WC, pedestal basin with tiled splashback, radiator, double glazed window.

### Living Room

12'0" x 18'0"

The living room has a double glazed window to the front elevation, and a double glazed window to the side elevation, 2 radiators, feature fire with gas fire.

### Dining / Sitting Room

9'4" x 14'9"

The sitting/dining room is rear facing having double glazed french doors opening to the rear garden, radiator, coving to ceiling, laminate floor.

### Kitchen

10'1" x 10'10"

The kitchen has a comprehensive range of floor and wall units, granite worktop with matching splashback, gas hob with extractor over, stainless steel sink and drainer with mixer tap, double glazed window, integrated fridge, dish washer, double electric oven, radiator.

### Garden Room

9'0" x 14'7"

A light and airy room having 3 double glazed windows, vaulted style ceiling with velux style window, radiator, laminate floor, double glazed french doors opening to the garden.

### Utility

4'4" x 13'10"

Floor units, stainless steel sink and mixer tap, radiator, plumbed for washer and dryer, double glazed window to the side elevation.

### First Floor

Landing, double glazed window, loft access with ladder access to the loft, part boarded for storage.

### Bedroom 1

12'10" x 13'1"

Rear facing, double glazed window, radiator, full range of fitted wardrobes with storage above the bed with matching side tables.

### En Suite

White suite comprising of a low level WC, pedestal basin, radiator, extractor, shower with tiled splashback.

### Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap, sat on a vanity unit, bath with shower over, double glazed window, chrome towel radiator, recessed spot lighting, double glazed window, tiled floor and walls, under floor heating.

### Bedroom 2

14'6" x 12'9"

Front facing, laminate floor, 2 double glazed windows, radiator

### Bedroom 3

9'6" x 8'9"

Front facing, double glazed window, radiator.

### Externally

Externally there is a front lawned garden, double width block paved driveway leading to the house and garage whilst to the rear is a garden having a paved patio area and lawn.

### Double Garage

14'9" x 18'9"

double garage accessed via an electric up and over garage door, wall mounted gas central heated boiler, electric vehicle charging point.

### COUNCIL TAX

The Council Tax Band is Band E.

### TENURE

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

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