



MICHAEL HODGSON

estate agents & chartered surveyors

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## HAGGERSTONE DRIVE, SUNDERLAND

£360,000

Nestled on Haggerstone Drive on Hylon Manor this impressive 5 bed greatly extended detached offers a perfect blend of space, comfort, and modern living. With five bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

The house boasts a stunning open plan Kitchen / Dining / Sitting Room to the rear of the house with bi-folding doors opening to the stunning rear garden that provides ample space for relaxation and entertainment. There is a Family Bathroom and 2 En Suite Shower Rooms, one of which is on the ground floor and provides a useful Jack and Jill Style Shower Room. The property offers impressive family space that will not fail to impress all who view.

The living space briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Dining / Family Room, Utility, Ground Floor 5th Bedroom with En Suite Shower Room WC and to the First Floor there are 4 Bedrooms, Family Bathroom and an En Suite. Externally there is a front full width block paved driveway and to the rear is a lovely garden having a tiled patio area, inset artificial grass lawn and a useful garden shed.

The property is set in a much sought after area, conveniently located for excellent transport links via the A1231 and the A19 in addition to being near to local amenities and schools

This fantastic detached house on Haggerstone Drive is a remarkable opportunity for anyone looking to settle in a spacious and well-equipped home. With its generous living spaces and sought after location, it is sure to attract interest from discerning buyers. Do not miss the chance to make this wonderful property your own.

Detached House

4 Bedrooms

Living Room

Kitchen / Dining / Family Room

Bathroom, En Suite & Shower Room

Stunning Property

Viewing Advised

EPC Rating: C

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## Entrance Porch

Double glazed window, radiator, double glazed door leading to the inner hall.

## Inner Hall

Stairs to the first floor, access to bedroom 5 and the living room

## Living Room

13'8" max x 15'11" max

The living room has a double glazed box bay window to the front elevation, feature fire with gas fire

## Kitchen / Breakfast Room

16'1" x 10'4"

The kitchen has a range of floor and wall units, granite worktops with matching splashback, sink and drainer with hot water tap, tiled floor, feature radiator, integrated dishwasher, fridge, freezer, microwave, electric oven.

There is a breakfast island with granite worktops and breakfast bar, electric hob with extractor over.

## Living / Dining / Family Room

24'9" x 11'10"

A stunning open plan room having bi folding doors opening to the rear garden, tiled floor, recessed spot lighting, radiator, media wall with space for a wall mounted television and a modern inset electric fire.

## Utility

4'10" x 8'10"

Range of floor and wall units, granite worktops, tiled floor, feature radiator, cupboard with wall mounted gas central heating boiler, door to the side, door to the ensuite shower room/WC.

## Bedroom 5

16'0" x 7'8"

Ground floor 5th bedroom that was formally the garage having a double glazed window, radiator, door access to the Jack and Jill style en suite shower room/WC, recessed spot lighting.

## Shower Room/WC

Jack and Jill en suite accessed from Bedroom 5 and the Utility. Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, double glazed window, tiled walls, towel radiator, shower with rainfall style shower head and an additional shower attachment.

## First Floor

Landing.

## Bedroom 1

12'10" x 11'4"

Front facing, double glazed window, radiator, recessed wardrobe.

## En suite

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

## Bedroom 2

8'4" x 9'5"

Rear facing, double glazed window, radiator, storage cupboard/wardrobe.

## Bedroom 3

8'5" x 10'6"

Front facing, double glazed window, radiator.

## Bedroom 4

8'8" x 8'0"

Rear facing, double glazed window, radiator.

## Family Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and shower over, double glazed window, tiled floor, chrome towel radiator.

## Externally

Externally there is a front full width block paved driveway and to the rear is a lovely garden having a tiled patio, inset artificial grass lawn, garden shed.

## COUNCIL TAX

The Council Tax Band is Band D.

## 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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