



MICHAEL HODGSON

estate agents & chartered surveyors

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## WOODLANDS ROAD, SUNDERLAND

£485,000

We are delighted to welcome to the market this immaculately presented modern 4 bed detached house situated on Woodlands Road in Cleadon Village that is likely to appeal to a wide variety of purchaser who will not fail to be impressed. Cleadon offers an array of shops, restaurants and amenities all within walking distance in addition to being within easy reach of East Boldon Metro Station for commuting to both Sunderland and Newcastle. The property itself offers lovely family living space arranged over 3 floors that boasts stylish decor, superb kitchen with integrated appliances, a security alarm and CCTV system, modern bathroom suites and provides generous yet versatile accommodation briefly comprising of: Entrance Hall, Living / Dining Room, Kitchen / Breakfast Room, WC and to the First Floor, Landing, 3 Bedrooms, 1 En Suite and a Family Bathroom while to the Second Floor is a Landing, Bedroom 1 with En Suite in addition to a useful Storage cupboard on the landing that is used as a Walk in Wardrobe. Externally there is a front electrically operated gate leading to a block paved driveway and lawn whilst to the rear is a lovely garden having a porcelain tiled patio area with inset grass lawn. The garden features external lighting, a garden shed and a remote controlled awning with inset LED lighting and also an outdoor heater. Viewing of this lovely home is highly recommend to fully appreciate the space, home and location on offer.

Detached House

4 Bedrooms

Living / Dining Room

Kitchen / Breakfast Room

Over 3 Floors

Bathroom & 2 En Suites

Stunning Property

EPC Rating: C



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Entrance Hall

The entrance has herringbone style Karndean floor, stairs to the first floor, radiator, storage cupboard/cloaks cupboard with wall mounted gas central heating boiler, alarm control panel.

Living / Dining Room

22'11" max x 13'3" max

The living / dining room spans the full depth of the house having a double glazed window to the front elevation, herringbone style Karndean floor, coving to ceiling, recessed spot lighting, bi folding doors to the garden, opening to:

Kitchen / Breakfast Room

9'7" x 13'10"

The kitchen has a range of floor and wall units, trim stone worktops, NEFF electric oven, NEFF electric hob with extractor over, integrated Bosch washing machine and dishwasher, herringbone style Karndean floor, double glazed window, walk in pantry / storage cupboard, door to the side, recessed spot lighting, radiator, sink with mixer tap, breakfast bar.

WC

White suite comprising of a low level WC, wash hand basin, radiator, double glazed window, part tiled wall, tiled floor, recessed spot lighting, extractor.

First Floor

Landing, double glazed window, radiator.

Bathroom

Modern white suite comprising of a wall hung low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, part tiled walls, bath with mixer tap and shower attachment, double glazed window, chrome towel radiator, recessed spot lighting, extractor.

Bedroom 2

11'8" max x 13'3" max

Side facing, double glazed window, radiator.

En Suite

Wet room style shower room with walk in shower with rainfall style shower head, chrome towel radiator, low level WC, recessed spot lighting, extractor, wash hand basin with mixer tap sat on a vanity unit.

Bedroom 3

13'3" x 11'11"

Front facing, double glazed window, radiator

Bedroom 4

13'8" x 6'3"

Front facing, double glazed window, radiator

Second Floor

Landing, alarm control panel, a useful walk in storage cupboard currently used as a wardrobe.

Bedroom 1

The master bedroom has a double glazed window to the front elevation, three velux style windows, two radiators, vaulted ceiling and t-fall roof in part.

En Suite

White suite comprising of a low level WC, modern freestanding bath with mixer tap and shower attachment, radiator, t-fall roof in part, wash hand basin with mixer tap set on a vanity unit, recessed spot lighting, tiled floor, wet room style walk in shower with rainfall style shower head.

Externally

Externally there is a front electrically operated gate leading to a block paved driveway and lawn whilst to the rear is a lovely garden having a porcelain tiled patio area with inset grass lawn. The garden features external lighting, a garden shed and a remote controlled awning with inset LED lighting and also an outdoor heater.

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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