

MICHAEL HODGSON

estate agents & chartered surveyors



QUEEN ALEXANDRA ROAD, SUNDERLAND
Offers Over £750,000

This stunning individual 5 bedroomed detached family home commands a superb location within the Ashbrooke conservation area on Queen Alexandra Road. Ashbrooke is considered to be a highly desirable location offering an array of shops, schools and amenities as well as being within easy reach of Sunderland City Centre. This unique designed property offers contemporary décor throughout with a high degree of appointment to the home. Internally the property offers a discerning purchaser many extras of note with versatile and generous living accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Sitting / Dining Room, Kitchen / Dining Room, Utility. To the First Floor, 4 Bedrooms, en-Suite and a Family Bathroom. There is a separate side entrance hall leading to a spacious Living Room, Shower Room, WC and 5th Bedroom. Externally the property has an electrically operated gated access driveway leading to the house in addition to a superb lawned garden stocked with an abundance of plants, trees and shrubs whilst to the rear is a lovely garden boasting a patio area and artificial grass lawn. Viewing of this impressive home is highly recommended to appreciate the space and home on offer

- Detached House
- 5 Bedrooms
- Living Room & Sitting / Dining Room
- Kitchen / Dining Room & Utility
- Bathroom, En Suite & Shower Room
- Viewing Advised
- Stunning Property
- EPC Rating: C









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Entrance Vestibule
Tiled floor, leading to the inner hall, accessed via double glazed French doors.

Inner Hall
An impressive hallway having an oak parquet style floor, stairs leading to the first floor, radiator, recess spot lighting

Living Room
13'10" max x 18'9" to bay
The formal living room has a large double glazed bay to the front elevation, two radiators, modern inset gas fire, recess spot lighting

Sitting Room
13'10" x 18'4"
A versatile room currently used as a sitting room having a large double glazed window to the front elevation, two double glazed windows to the side elevation, two radiators, log burner, recess spot lighting

Kitchen / Dining Room
11'8" x 23'0"
The kitchen has a comprehensive range of floor and wall units, granite worktops, double oven, gas hob with extractor over, integrated fridge and freezer, plumbed for washer, two double glazed windows to the side elevation, under floor heating, two radiators, bi folding doors to the rear garden

Utility
5'1" x 12'3"
Two double glazed windows, a range of floor and wall units, stainless steel sink and drainer with mixer tap, wall mounted gas boiler

Side Entrance Hall
The hallway has a radiator, wood strip floor, alarm control panel, stairs leading to the first floor bedroom and shower room and stairs leading down to the living room, WC and garage.

Bedroom 5
12'4" x 14'6"
A light and airy room having a vaulted style ceiling, velux style window, radiator, recess spot lighting, timber framed double glazed bay window to the front elevation.

Shower Room
White suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, chrome towel radiator, corner shower

WC
Low level WC, wash hand basin

Living Room
19'8" x 20'3" max
A versatile reception / living room with bi folding doors to the garden, velux style window, two radiators

WC
Wall hung wash basin, wall hung low level WC, double glazed window, radiator, cloaks area

First Floor
Landing, double glazed window to the side and rear elevation, radiator, storage cupboard

Bathroom
Modern white suite comprising of a wall hung wash hand basin with mixer tap set on a vanity unit and wall hung low level WC, freestanding bath with mixer tap, two double glazed windows, wet room style shower with rainfall style shower head and additional attachment, chrome towel radiator, recess spot lighting, loft access

Bedroom 1
Front facing, double glazed window, radiator

En Suite
Wet room style shower room having a wall mounted wash hand basin and low level WC, walk in shower with rainfall style shower and an additional attachment, tiled walls and floor, recess spot lighting, extractor, double glazed window

Bedroom 2
15'9" x 18'4"
Front facing, two double glazed windows, radiator, recess spot lighting

Bedroom 3
8'8" x 11'10"
Rear facing, radiator, double glazed window

Bedroom 4
11'8" x 8'8"
Side facing, double glazed window, radiator

External
Externally the property has an electrically operated gated access driveway leading to the house in addition to a superb lawned garden stocked with an abundance of plants, trees and shrubs whilst to the rear is a lovely garden boasting a patio area and artificial grass lawn

Garage / Store - Reduced depth
Reduced single garage / store room being only 2.76m deep

COUNCIL TAX
The Council Tax Band is Band G

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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