

MICHAEL HODGSON

estate agents & chartered surveyors



SPIRE VIEW, SUNDERLAND
£659,950

An exciting and rare to the market opportunity to purchase a stunning bespoke contemporary detached house situated on the exclusive Spire View development on Humbledon Hill that comprises of 8no bespoke designed detached houses that command an elevated position, boasting incredible views of Sunderland and beyond. Designed by award winning architects, BDN this exceptional residence is an innovative and sought after development likely to appeal to a variety of discerning purchasers looking to purchase their dream home. The home benefits from stylish decor, modern finishings, air source heat pump providing under floor heating and internally the generous living space briefly comprises of: Entrance Hall, WC / Cloaks, Kitchen / Dining / Living / Family Room and to the Lower Ground Floor, Inner Hall, 4 Bedrooms, En Suite, Family Bathroom and a Versatile Reception Room that could be used as a 5th Bedroom if needed, Utility Area and Plant Room. Externally the property is set on a generous plot having a double width block paved driveway providing off street parking for a number of cars, there are two balconies to both sides of the house that enjoy views over the garden and beyond. There is a lower garden with patio area to the rear and side in addition to an extensive lawn. Contact us today to arrange a viewing and take the first step towards making Spire View your new home.

- Detached House
- 4 or 5 Bedrooms
- Bathroom & En Suite
- 5th Bedroom or Reception Room
- Contemporary Design
- Living / Dining / Kitchen
- Generous Gardens / Driveway
- EPC Rating: B









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Kitchen / Dining Room / Breakfast Area
23'3" max x 19'5" max
The property is entered via a steel security door that opens to an open plan kitchen / dining room / breakfast area having a micro cement floor with under floor heating, four double glazed window, recessed spot lighting to the kitchen area.

The kitchen has a range of floor and wall units with inset lighting, integrated full height fridge and freezer, neff coffee machine, microwave oven, two electric ovens, sink with mixer tap. There is a central breakfast island with breakfast bar, inset lighting and an electric hob.

The kitchen/dining room/ breakfast area opens to a living area.

Living Area
19'5" max x 22'9" max
The living area has a staircase leading down to the lower ground floor with stainless steel handrail with inset glass panels, micro cement floor with under floor heating, two double glazed doors to the side balcony, sliding patio doors to a second large side balcony and a full height and width double glazed window to the rear elevation that has views over the garden and beyond over Sunderland. There is a media wall with space for a wall mounted TV and an inset electric fire.

WC/Cloaks
White suite comprising of a wall hung low level WC, wash hand basin with mixer tap sat on. vanity unit, double glazed window, extractor, recessed spot lighting, range of cloaks/storage cupboards

Lower Ground Floor
Inner Hallway with LVT flooring with under floor heating, storage cupboard.

Sitting Room or 5th Bedroom
19'5" x 14'7"
This room is currently used as a sitting room but could be used as a 5th bedroom if needed, underfloor heating, bi folding doors to the side garden / patio area.

Bedroom 1
12'2" max x 15'9" max
Bedroom 1 has a LVT flooring with under floor heating, double glazed door to the garden, range of fitted wardrobes, media wall with space for a wall mounted TV in addition to storage and drawers.

En Suite
White suite comprising of a wall hung low level WC, wash hand basin with mixer tap sat on a vanity unit, walk in shower with rainfall style shower head and an additional shower attachment, under floor heating, extractor, electric towel radiator.

Bedroom 2
15'7" x 9'8"
Double glazed door to the garden, LVT flooring with under floor heating, range of fitted wardrobes, recessed spot lighting, storage cupboard.

Bedroom 3
12'10" x 10'0"
Double glazed door to the garden, LVT flooring with under floor heating, recessed spot lighting, range of fitted wardrobes, storage cupboard, recessed spot lighting.

Bedroom 4
13'2" max x 12'2" max
Double glazed door to the garden, LVT flooring with under floor heating, range of fitted wardrobes, recessed spot lighting.

Bathroom
Contemporary white suite comprising of a wall hung low level WC, wash hand basin with mixer tap sat on a vanity unit, walk in shower with rainfall style shower head and an additional shower attachment, freestanding bath with mixer tap, double glazed door / window, extractor, recessed spot lighting, under floor heating, electric towel heater, radiator.

Utility
7'6" x 7'1"
Range of floor and wall units, tiled splashback, sink and drainer with mixer tap, extractor, plumbed for washer and dryer, under floor heating.

Externally
Externally the property is set on a generous plot having a double width block paved driveway providing off street parking for a number of cars, there are two balconies to both sides of the house that enjoy views over the garden and beyond. There is a lower garden with patio area to the rear and side in addition to an extensive lawn.

Plant Room
Accessed from the garden, this plant room houses the property's heating system, including hot water storage tanks, all easily accessible for maintenance. The room also provides secure storage space for other items if needed

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

COUNCIL TAX
The Council Tax Band is Band G

AGENTS NOTE
Note: Electronic entrance gates await approval; a future service charge may apply. Please Note: The title to this property excludes mines and minerals beneath the land, which are reserved to a third party with associated rights of working. Compensation provisions apply for any damage caused by mineral extraction. Please refer to the title plan for details which is available upon request.

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