



M I C H A E L H O D G S O N

estate agents & chartered surveyors



OAKFIELD CLOSE, SUNDERLAND

£285,000

We welcome to the market this stunning 3 / 4 bed detached house that must be viewed to be fully appreciated. The property is situated on the cul-de-sac of Oakfield Close in East Herrington commanding a much sought after and highly regarded location providing easy access to the A19, well respected schools, shops and amenities as well as excellent transport links. The property itself benefits from gas central heating, double glazing, a superb kitchen with integrated appliances and granite worktops, luxury bathroom suites and many extras of note. The versatile living space briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Dining Room, Utility, Shower Room / WC, Reception Room or Ground Floor 4th Bedroom and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden and two block paved driveways providing off street parking, whilst to the rear is a garden with paved patio area, lawn and raised decking terrace. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Detached House

3 / 4 Bedrooms

Living Room

Kitchen / Dining Room

Sitting Room or Gf 4th
Bedroom

Bathroom & Shower Room

Viewing Advised

EPC Rating: D



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Entrance Porch

Sliding patio door access, laminate floor

Inner Hall

Laminate floor, radiator, stairs to the first floor

Living Room

11'6" x 14'11"

The living room has a large double glazed window to the front elevation, laminate floor, feature fire with electric fire, coving to ceiling, opening to:

Kitchen / Dining Room

18'0" x 10'7"

A lovely open plan room having a double glazed window to the rear elevation, double glazed French doors opening to the rear garden.

The kitchen has a comprehensive range of floor and wall, granite worktops, electric hob with extractor over, double electric oven, integrated fridge, freezer, contemporary radiator and additional radiator, stainless steel sink with mixer tap

Sitting Room or 4th Bedroom

15'3" x 9'1"

A versatile space currently used as a sitting room but could be used as a ground floor 4th bedroom, radiator, feature fire with electric fire, double glazed French doors opening to the rear garden

Utility

7'11" x 3'8"

Plumbed for washer, tiled floor, double glazed window, leading to:

Shower Room

Contemporary white suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, double glazed window, tiled floor, extractor, recess spot lighting, shower with tiled surround

First Floor

Landing, double glazed window

Bedroom 1

11'9" max x 12'4"

Front facing, double glazed window, radiator

Bedroom 2

11'5" max x 10'11" max

Rear facing, double glazed window, radiator

Bedroom 3

9'3" x 8'3"

Front facing, double glazed window, radiator, storage cupboard

Bathroom

White suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, bath with mixer tap and rainfall style shower with an additional shower attachment, two double glazed windows, tiled floor, chrome towel radiator

External

Externally there is a front garden, two block paved driveways providing off street parking whilst to the rear is a lovely garden having a paved patio, raised decking area and lawn

Garage 1

Accessed via an electric shutter, wall mounted gas boiler

Garage 2 / Store

Reduced depth store / garage accessed via electric roller shutter

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