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estate agents & chartered surveyors

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# COOKSWOOD, WASHINGTON

## £525,000

A superb 6 bedrooomed detached house set on Cookswood which is a secluded cul-de-sac of which there are six individually architect designed detached residences. The property benefits from a convenient and desirable location offering easy access to the A19, the A1, Sunderland, Washington, Newcastle and the region beyond. This family home is arranged over three floors and briefly comprises of; Entrance Hall, Study, Living Room, Dining Room, Kitchen / Dining Room, Conservatory, Utility, 4 First Floor Bedrooms, 2 En Suites and a Family Bathroom, 2 Second Floor Bedrooms, Double Garage and externally there is a large driveway and mature gardens. Viewing is highly recommended to fully appreciate this detached family residence. There is NO ONWARD CHAIN INVOLVED with the sale.

Detached House  
3 Reception Rooms  
Conservatory  
No Chain Involved

6 Bedrooms  
Kitchen / Breakfast Room  
Double Garage  
EPC Rating: C



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### ENTRANCE HALL

Radiator, double glazed front door, alarm control panel, cupboard under stairs.

### STUDY

10'9" x 11'3" to bay

a versatile room currently used as a study / home office, double glazed window, radiator, coving.

### W/C / CLOAKROOM

Low level w/c in vanity unit with cupboards, tiled splashback, radiator, wash hand basin with mixer tap.

### KITCHEN / BREAKFAST ROOM

12'1" x 20'10"

The kitchen is fitted with a comprehensive range of floor and wall units with tiled splashback, a central breakfasting island, double oven, gas range hob with extractor over, sink and drainer, recessed spot lighting, tiled floor in part, radiator, wine rack, double glazed windows, french doors to conservatory and a separate dining area.

### CONSERVATORY

10'5" x 11'1"

Having lovely views over the garden with double glazed french doors leading to the garden, solid wood floor, radiator, double glazed windows.

### UTILITY

9'10" x 8'0"

The utility has a range of floor and wall units, radiator, stainless steel sink and drainer, plumbed for washer and dryer, double glazed window and door leading to the double garage.

### LIVING ROOM

22'2" to bay x 13'0"

A spacious living area with feature fireplace, double glazed window, two radiators, up lighting and french doors leading to the dining room.

### DINING ROOM

11'1" x 10'7"

A rear facing dining room which had french doors to the garden, double glazed windows, radiator.

### FIRST FLOOR

Landing with recessed spot lighting;

### MASTER BEDROOM

19'11" to bay x 13'2"

Spacious master bedroom with fitted wardrobes, double glazed window, radiator.

### EN SUITE

The en suite comprises of a low level w/c in vanity unit, shower with tiled surround, double glazed window, sink in vanity unit and a radiator.

### BEDROOM 2

This bedroom has a full range of fitted wardrobes, a dresser, double glazed window and radiator.

### EN SUITE

White suite comprising of a low level w/c and wash hand basin set in a vanity unit, Jacuzzi bath with tiled splashback, recessed spot lighting, extractor, velux style window.

### BEDROOM 3

10'9" x 15'9"

Front facing bedroom with walk in storage cupboard, double glazed window, radiator and laminate floor.

### BEDROOM 4

23'5" max x 19'2" max

This bedroom spans the full depth of the house and has two double glazed windows, fitted wardrobes and dresser, laminate flooring, radiator, recessed spot lighting.

### FAMILY BATHROOM

A lovely family bathroom having a white suite comprising of a corner bath, shower, low level w/c, wash hand basin with mixer tap in vanity unit, partially tiled walls, towel radiator, recessed spot lighting, double glazed window and a shaver point.

### SECOND FLOOR

Landing with double glazed window.

### BEDROOM 5

16'10" x 18'11" max radiator.

### BEDROOM 6

16'11" x 13'3" radiator.

### EXTERNALLY

Externally to the front is a block paved driveway leading to the double garage and the house and a lawned front garden. Whilst the rear has a large patio area and mature lawned garden.

### DOUBLE GARAGE

There is an attached double garage which is accessed via two separate electric roller shutter doors. The gas central heating boiler is housed on the wall.

# M I C H A E L   H O D G S O N

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