



MICHAEL HODGSON

estate agents & chartered surveyors

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BROADLANDS, SUNDERLAND £585,000

This stunning 5 bed detached house is situated on the much sought after and highly desirable Broadlands in Cleadon Village which is an executive development of houses situated just off Moor Lane in an enviable position offering easy access to the Village and its many shops, cafes, restaurants in addition to well respected schools and access to the regions towns and cities. The property will not fail to impress all who view having living accommodation that benefits from contemporary decor, a fantastic kitchen / dining room plus many extras of note. The generous yet versatile living space briefly comprises of: Entrance Vestibule, Inner Hall, WC, Living Room, Sitting Room, Garden Room / Conservatory, Kitchen / Dining Room and to the First Floor, Landing, 5 Bedrooms, Family Bathroom and 3 En Suites in addition to 2 dressing rooms accessed from Bedrooms 3 & 4. Externally there is a front full width block paved driveway leading to the house and garage providing ample off street parking whilst to the rear is a lovely garden having generous lawn, decking area and a useful garden shed and garden store. Viewing is highly recommended to fully appreciate the space, home and location on offer.

Detached House

Living Room

Kitchen / Dining Room

Freehold | Council Tax Band:

5 Bedrooms

Sitting Room & Garden Room

Family Bathroom & 3 En Suites

EPC Rating: C



BROADLANDS, SUNDERLAND

£585,000

Entrance Vestibule

Leading to:

Inner Hall

A generous entrance hall, stairs to first floor, recess spot lighting, coving to ceiling, cupboard under the stairs with alarm control panel

Living Room

21'10" to bay x 16'10"

The formal living room has a double glazed bay window to the front elevation and additional double glazed window, under floor heating, recess spot lighting

Kitchen / Breakfast / Dining Room

32'2" x 11'0"

The kitchen has a comprehensive range of floor and wall units, granite worktops with matching splashback, space for a American style fridge freezer and a space for a range cooker, integrated dishwasher, integrated microwave, plate warmer, central breakfasting island with granite worktops with breakfast bar, wine cooler, radiator, under floor heating in part.

Sitting Room

13'5" x 16'6"

The sitting room has under floor heating, recess spot lighting, feature fire with gas fire, access to the garden room / conservatory.

Garden Room / Conservatory

17'4" x 12'2"

A lovely room having under floor heating, four double glazed windows and double glazed French doors to the garden

WC

Low level WC, wash hand basin with mixer tap, chrome towel radiator

First Floor

Landing, radiator, airing cupboard, loft access

Bathroom

Modern wall hung low level WC, wall hung wash basin with mixer tap set on a vanity unit, double glazed window, bath with mixer tap and

shower attachment, walk in shower with rainfall style shower head and additional shower attachment, towel radiator, recess spot lighting, extractor

Bedroom 1

17'8" max x 11'7"

Front facing, range of fitted wardrobes, storage above the bed space, fitted dressing table, radiator

En Suite

White suite comprising low level WC and wash hand basin with mixer tap set on a vanity unit, shower cubicle, extractor, recess spot lighting, chrome towel radiator, tiled floor

Bedroom 2

11'8" x 11'1"

Rear facing, double glazed window, radiator, range of fitted wardrobes with storage above the bed space

En Suite

White suite comprising low level WC and wash hand basin with mixer tap set on a vanity unit, chrome towel radiator, tiled floor, recess spot lighting, extractor, shower cubicle

Bedroom 3

10'7" x 10'3"

Rear facing, double glazed window, radiator, range of fitted wardrobes

En Suite

White suite comprising wall hung low level WC, wall hung wash hand basin with mixer tap set on a vanity unit, corner shower cubicle with rainfall style shower head and additional shower attachment, recess spot lighting, extractor, chrome towel radiator, shaver point

Dressing Room

7'9" x 8'3"

Double glazed window to the side elevation, radiator, range of fitted wardrobes with fitted dressing table

Bedroom 4

7'6" x 11'0"

Front facing, radiator, range of fitted wardrobes leading to:

Dressing Area

5'7" x 5'8"

Range of fitted wardrobes with draws, radiator, double glazed window to the front elevation

Bedroom 5

11'0" x 11'4"

Rear facing, double glazed window, radiator, storage cupboard

External

Externally there is a front full width block paved driveway leading to the house and garage providing ample off street parking whilst to the rear is a lovely garden having generous lawn, decking area and a useful garden shed and garden store

Garage

integral double garage accessed via an up and over garage door, wall mounted gas boiler

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MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

TENURE

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

COUNCIL TAX

The Council Tax Band is Band

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