



MICHAEL HODGSON

estate agents & chartered surveyors

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## TOLLERTON DRIVE, SUNDERLAND

£305,000

An exceptionally well appointed extended 4 bed detached family residence situated on Tollerton Drive in a popular and convenient location boasting easy access to Sunderland city centre, the A19, local schools and amenities. The property itself benefits from a superb kitchen, contemporary shower room and many extras of note with the living accommodation briefly comprising of; Entrance Hall, Living Room, Kitchen / Dining / Family / Garden Room, WC, Utility and to the First Floor 4 Bedroom and a Jack and Jill Style Shower Room. Externally there is a generous front block paved driveway providing off street parking for a number of cars in addition to a inset artificial grass lawn and to the rear is a lovely garden having a porcelain tiled patio area and a fitted hot tub with wooden pergola style cover. Viewing of this stunning home is highly recommended to fully appreciate the space, location and property on offer.

Detached House

4 Bedrooms

Living Room

Kitchen / Dining / Family Room

Superb Property

Viewing Advised

Popular Location

EPC Rating: C



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### Entrance Hall

The entrance hall has a herringbone style karndean floor, radiator, stairs to the first floor having an oak handrail and balustrade with panel glass inserts, coving to ceiling, recessed spot lighting, double doors leading to the living room, cupboard under the stairs, double glazed window with planation shutter.

### Living Room

The living room has a double glazed window to the front elevation with plantation shutters, feature radiator, coving to ceiling, up lighting, sliding pocket doors opening to:

### Kitchen / Dining / Garden / Family Room

26'8" max x 18'7" max

A lovely light and airy room having a double glazed window with plantain shutters, double glazed door to the garden, bi folding doors to the garden, four velux style windows set within a vaulted ceiling, large double glazed window to the rear elevation, herringbone style karndean flooring.

The kitchen has a range of floor and wall units, granite worktops, sink and mixer tap, neff electric hob, neff electric oven, neff microwave oven with integrated warming drawer, integrated dishwasher, fridge and freezer.

### Utility Area

Created as part of the garage having a radiator, plumbed for washer and dryer.

### WC

White suite comprising of a low level WC, wash hand basin with mixer tap and vanity unit, double glazed window, towel radiator, recessed spot lighting, karndean flooring continued from the hallway.

### First Floor

Landing, oak handrail and banister with glass inset panel, loft access with ladder access.

### Bedroom 1

11'8" x 11'4"

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

### En Suite / Shower Room

A Jack and Jill style en suite/shower room accessed from bedroom 1 and the first floor landing.

White suite comprising of a wall hung low level WC, two wash hand basins with mixer taps sat on vanity units, contemporary radiator, recessed spot lighting, double glazed window, tiled walls and floor, walk in shower with rainfall style shower.

### Bedroom 2

9'9" x 10'8"

Front facing, double glazed window, radiator.

### Bedroom 3

16'5" max x 7'11" max

Rear facing, two double glazed windows, radiator.

### Bedroom 4

8'0" x 6'7"

Front facing, double glazed window, radiator.

### Externally

Externally there is a generous front block paved driveway providing off street parking for a number of cars in addition to a inset artificial grass lawn and to the rear is a lovely garden having a porcelain tiled patio area and a fitted hot tub with wooden pergola style cover.

### Garage

Accessed via a roller shutter, 3.49 in depth due to portion wall creating the utility area.

### COUNCIL TAX

The Council Tax Band is Band D.

### TENURE

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

# M I C H A E L   H O D G S O N

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