



MICHAEL HODGSON

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estate agents & chartered surveyors



## AYLESFORD MEWS, SUNDERLAND

£325,000

An exceptionally well appointed 4 bed detached family home nestled in a cul-de-sac position on Aylesford Mews which is a modern much sought after development and enjoys a convenient position for the access to the A19, City Centre, schools, shops and amenities as well as good transport links. The property itself boasts many extras of note including Gas Central Heating, Double Glazing, kitchen with integrated appliances, contemporary décor, and a fantastic open plan kitchen / dining room. The living space briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, Garden / Dining Room, WC / Cloaks and to the First Floor, 4 Bedrooms, Family Bathroom and En Suite to Bedrooms 1. There is the added benefit of a converted garage that could be used as a self contained annex or a variety of uses. Externally there is a front driveway leading to the house and garage, whilst to the rear and side is a garden with decking area, patio, lawn in addition to a sunken patio area to the rear of the garden. Viewing of this superb family home is highly recommended to fully appreciate the space home and location on offer.

Detached House

Living Room

Bathroom & En Suite

Viewing Advised

4 Bedrooms

Kitchen / Breakfast Room

Superb Property

EPC Rating: C



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## Entrance Hall

The entrance hall has a tiled floor, radiator, stairs to first floor, coving to ceiling, cupboard under stairs

## Kitchen/Breakfast Room

11'4" x 22'6"

The Kitchen has a comprehensive range of floor and wall units, granite worktops, sink with mixer tap, integrated fridge, freezer, double electric oven, integrated dishwasher and microwave oven, there is a central island with gas hob and extractor over, breakfast bar and drawers below, doors to side garden, recessed spot lighting, herringbone style floor, opening to:

## Garden /Dining Room

10'2" x 7'4"

The Garden room has two double glazed windows, herringbone style floor, double glazed French doors opening to the garden, radiator

## Living Room

18'6" x 11'3"

The Living Room has double glazed French doors opening to the rear garden, double glazed window, two radiators

## WC

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, tiled floor, radiator, double glazed window, extractor

## Reception Room

26'6" x 15'1"

Formerly the garage that has been extended to the rear having a laminate floor, radiator, double glazed French doors opening to the garden, double glazed roof light/windows

A versatile space that could be used for a variety of uses as a self contained annex, cupboard with wall mounted gas central heating boiler / wc

## First Floor

Landing, loft access, two storage cupboards

## Bedroom One

17'8" x 12'11"

The master bedroom has two double glazed windows, two radiators, dressing area with fitted wardrobe

## En Suite

Luxury white suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, shower with Rainfall style shower head, double glazed window, recessed spot lighting, extractor, tiled floor

## Bedroom Two

16'0" x 14'7"

Two double glazed windows, two radiators, recessed spot lighting

## Bedroom Three

9'4" x 11'1"

Double glazed window, radiator, range of fitted wardrobes

## Bedroom Four

11'1" x 6'11"

Double glazed window, radiator, range of fitted wardrobes

## Bathroom

White suite comprising low level wc, pedestal wash hand basin, bath with mixer tap and shower attachment, tiled walls and floor, double glazed window, extractor, radiator

## External

Externally there is a front driveway leading to the house and garage, whilst to the rear and side is a garden with decking area, patio, lawn in addition to a sunken patio area to the rear of the garden.

## Garage

Integral single garage

## 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.

## FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

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