

MICHAEL HODGSON

estate agents & chartered surveyors



QUEEN ALEXANDRA ROAD, SUNDERLAND
£659,950

An exceptionally well appointed 4 bedroomed detached family home situated on Queen Alexandra Road and the corner of St Nicholas Avenue which commands a highly regarded and much sought after location being within easy reach of local shops, schools and amenities as well as the A19 and Sunderland City Centre only a short car journey. The property boasts impeccable finishes internally with many extras of note including a stunning kitchen and utility room, luxury bathroom and a fantastic rear garden with gated driveway and detached garage. The generous and versatile living accommodation briefly comprises of: Entrance Vestibule, Inner Hall, Living Room, Kitchen / Dining / Family Room, Utility, Separate WC, Cloaks Cupboard and to the First Floor 4 Bedrooms and a Bathroom. Externally the property is set on a generous corner plot having a mature well stocked front garden and to the rear is a stunning garden having a paved patio, raised decking area, lawn and boarders stocked with an abundance of trees, plants and shrubs. There is an additional benefit of a gated driveway that leads to a detached garage. Viewing of this stunning home is unreservedly recommended

- Detached House
- 4 Bedrooms
- Living Room
- Open Plan Kitchen / Dining / Family Room
- Stunning Property
- Detached Garage & Gardens
- No Chain Involved
- EPC Rating: D









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Entrance Porch
The entrance hall has a tiled floor leading to the inner hall

Inner Hall
The inner hall has a karndean floor, a useful storage cupboard with wall mounted gas central heating boiler. Access to the principal reception rooms.

Living Room
The living room has a timber framed double glazed bay window, radiator in the bay, karndean flooring, modern inset gas fire, there is an additional timber framed double glazed window, recessed spot lighting.

Kitchen / Dining / Family Room
24'5" max x 16'5" max
A stunning open plan room having a karndean floor, two sets of bi folding doors to the garden, vaulted ceiling in part, velux style window, feature fire with gas fire, two feature radiators.

The kitchen has a bespoke range of floor and wall units, granite worktops, Neff electric oven, Neff microwave oven, hob with extractor over, two inset chopping blocks and trays.

There is a central island with inset stainless steel sink and mixer tap, integrated dishwasher, circular seating to the island, sliding pocket doors leading to the utility room.

Utility Room
11'7" x 7'8"
The utility has a matching range of floor and wall units from the kitchen, plumbed for washer and dryer, fitted pantry cupboard, karndean floor, timber framed double glazed window to the side elevation.

WC
Low level WC, wall hung wash hand basin with mixer tap, part tiled walls, timber framed double glazed window, extractor, recessed spot lighting, karndean flooring.

First Floor
Landing, recessed spot lighting, on the half landing there is a timber framed double glazed window and a stained glass window.

Bedroom 1
Bedroom 1 has a timber framed double glazed bay window, radiator in bay, laminate floor, there is an additional timber framed double glazed window to the front elevation.

Bedroom 2
8'9" x 8'1"
Timber framed double glazed window, radiator, recessed spot lighting.

Bedroom 3
12'5" x 13'5"
A dual aspect bedroom having a timber framed double glazed window to the front and rear elevation.

Bedroom 4
10'4" max x 9'1" max
Rear facing, timber framed double glazed window, radiator, wood strip floor

Bathroom
Contemporary white suite comprising of a low level WC, two stone basins with mixer taps, freestanding bath with mixer tap and shower attachment, towel radiator, walk in style shower head and an additional shower attachment, tiled walls and floor, recessed spot lighting.

Externally
Externally the property is set on a generous corner plot having a mature well stocked front garden and to the rear is a stunning garden having a paved patio, raised decking area, lawn and boarders stocked with an abundance of trees, plants and shrubs. There is an additional benefit of a gated driveway that leads to a detached garage.

Detached Garage
30'3"x 23'0"
A generous detached garage accessed via an electric roller shutter.

COUNCIL TAX
The Council Tax Band is Band F.

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

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

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