Hopton Drive, Hawksley Grange, Sunderland

£430,000

peterh
sales

peterh
sales

An impressive, extended detached house, occupying an attractive position, set back from the road within this highly desirable development. Internally the immaculately presented interior is accessed via an entrance porch, leading to a reception hall with a staircase to the first floor and a cloakroom/wc. There is a superb lounge, a versatile room, that could be utilised as a study or play room and there is a modern kitchen / diner. From the kitchen there is access through to a fabulous 31ft sun lounge with doors leading out on to the garden. Completing the ground floor is a useful utility. To the first floor there is a generous landing, the original layout included five bedrooms but has been reconfigured to now comprise of a principle bedroom with a dressing room and an en-suite shower room/wc, a guest bedroom with walk in wardrobe and an en-suite shower room/wc, two further bedrooms and a family bathroom/wc. Externally there is a driveway to the front providing off street parking, a double garage with twin access doors and to the rear a delightful landscaped garden, laid mainly to lawn with a patio and established borders. The property is located within this popular and convenient location, close to a range of local amenities as well as offering excellent links to Sunderland city centre and major road connections to wider parts of the region. Available with no upper chain involved, we highly recommend arranging a viewing to appreciate this wonderful home.

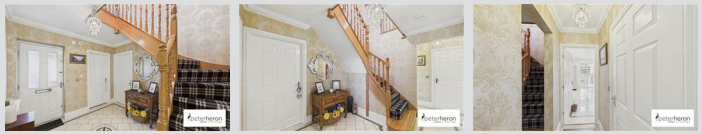
MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via an entrance door.

Entrance Porch

Double glazed windows to front and side. Inner door to reception hall.

Reception Hall



Impressive reception hall with staircase to first floor and radiator.

Lounge

Double glazed window to front, double radiator and feature fireplace. UPVC double glazed French internal doors to sun lounge.

Open Plan Kitchen/Diner

Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Double oven with five burner gas hob and hood. Integrated dishwasher, space for an American style fridge freezer. Radiator, column radiator, double glazed window and UPVC double glazed French doors leading to sun lounge.

Sun Lounge

Superb, spacious room featuring three double glazed windows to side and rear, two Velux windows and UPVC double glazed French patio doors to rear.

Utility

Base units with countertops over incorporating a single bowl stainless steel sinks and drainer unit with mixer tap. Providing space for a washing machine and tumble dryer. Radiator, Double glazed window to side and door to garage.

Study

Versatile room that could be utilised as a study or play room, it has a double glazed window to front and radiator.

Cloakroom/WC

Low level wc and wash basin, radiator and double glazed window to rear.

First Floor Landing

Generous landing with a double glazed window to front, radiator and storage cupboard housing the hot water tank.

MAIN ROOMS AND DIMENSIONS

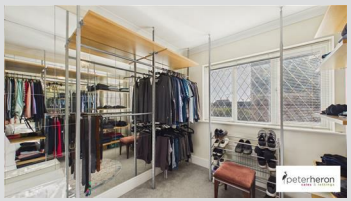
Bedroom 1

Double glazed window to front, two radiators and built in sliding doors to shelving. Doors to en-suite and dressing room.

En-Suite Shower Room

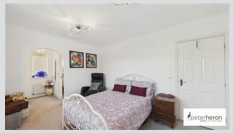
Shower cubicle, low level wc and wash basin. Radiator and double glazed window.

Dressing Room



Double glazed window to front and radiator. Fitted clothing rails and shelving.

Bedroom 2



Double glazed window to rear, radiator and open archway into walk in wardrobes.

Walk in Wardrobes

Double glazed window to side, radiator and built in wardrobes. Door to en-suite.

En-Suite Shower Room

Shower cubicle, low level wc and wash basin. Radiator and double glazed window to side.

Bedroom 3

Double glazed window to rear and radiator.

Bedroom 4

Double glazed window to front and radiator.

Family Bathroom

Bath, shower cubicle, low level wc and wash basin. Radiator and double glazed window to rear.

Outside

Attractive landscaped rear garden laid predominantly to lawn featuring paved seating areas and established borders, a side path with gate to access front. Two garden sheds located to the side of the property. To the front, a generous block paved double driveway.

Garage
Double garage accessed via two electric roller shutters. Internal door to kitchen and door to rear gardens.

Council Tax Band
The Council Tax Band is Band F.

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

MAIN ROOMS AND DIMENSIONS

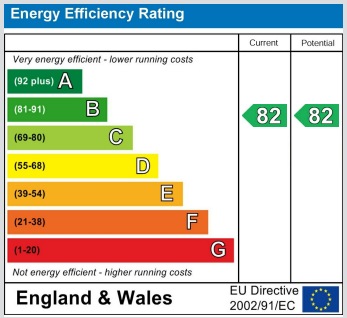
Solar Panels
We have been advised by our clients the solar panels are owned. Any prospective purchaser should clarify this with their Solicitor.

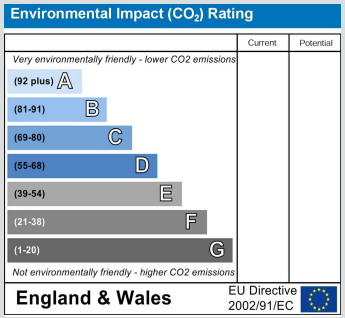
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.





Ground Floor

First Floor

peterheron
sales & lettings

Approximate total area(1)

219.3 m²

2362 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360