



Woodham Drive, Ryhope, Sunderland

Offers over £289,950







This exceptional double fronted, four bedroom detached house features a beautifully remodelled, stylish interior. Internally the immaculate accommodation includes a hall with a staircase to the first floor, a superb lounge that is open plan with a fabulous dining kitchen, fitted with a range of modern units and French doors to the rear garden. There is a versatile room, currently utilised as a snug, a utility and a cloakroom/wc, completing the ground floor. On the first floor, the main bedroom has a contemporary en-suite shower room/wc, there are three further bedrooms and a modern family bathroom/wc. Externally there is driveway parking to the rear, along with a single garage and to the rear, a wonderful, generous garden with a lawn and a decked area. The property enjoys a pleasant aspect to the front, overlooking a green within this attractive modern development, well positioned for local amenities as well as offering links to major road connections. Viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall



Radiator and staircase to first floor.

Snug 10'8" x 9'9"



Double glazed window to front and radiator.

Lounge 13'2" x 10'8"



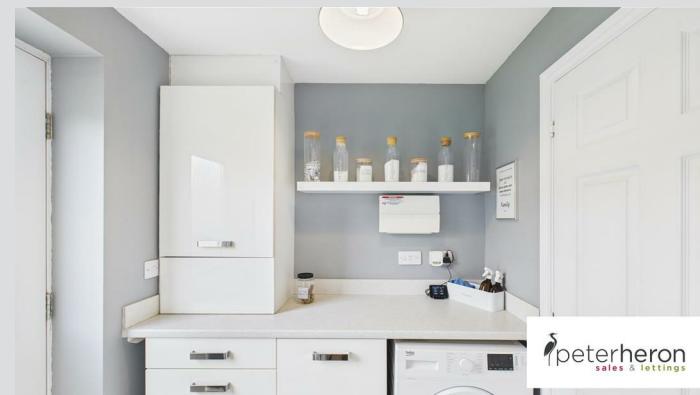
Double glazed window to front, column radiator, built into media wall with electric fire, and radiator. Opening into dining kitchen.

Dining Kitchen 20'3" x 9'5"



Modern fitted kitchen with working surfaces over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and cooker hood, dishwasher, fridge and freezer. Double glazed window and UPVC French doors to rear. Built in seating and storage. Door to utility.

Utility 6'2" x 5'2"



Wall and base units with working surfaces over. Space for washing machine. Radiator and Composite door to rear. Door to cloakroom/WC.

Cloakroom/WC



Low level WC and washbasin, double glazed window to rear and radiator.

First Floor Landing



Double glazed window, storage cupboard and access point to loft.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 11'5" x 10'11"



Double glazed window to rear and radiator. Door to en suite.

En-Suite Shower Room



Low level WC, washbasin and walk in shower cubicle, heated towel rail and double glazed window.

Bedroom 2 11'6" x 8'5"



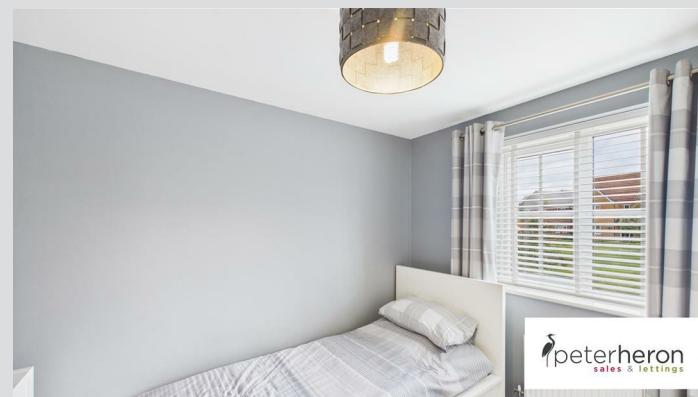
Double glazed window to front and radiator.

Bedroom 3 9'9" x 8'11"



Double glazed window to front and radiator.

Bedroom 4 8'2" x 7'8"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin and bath, double glazed window and radiator.

Outside



Garden to front with residents parking. Impressive garden to the rear mainly laid to lawn, with decked seating area.

The Garden at Evening



Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

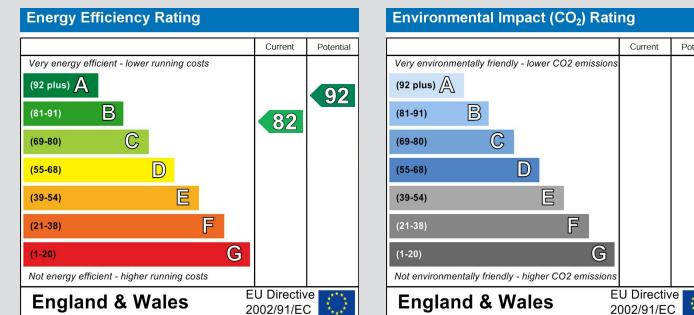
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Approximate total area⁽¹⁾

105 m²



(1) Excluding balconies and terraces

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