

Hopton Drive, Hawksley Grange, Sunderland £450,000


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This beautifully presented five bedroom detached house, occupies a generous plot within this highly regarded development. Internally the impressive accommodation is accessed via a reception hall with a cloakroom/wc and a staircase to the first floor. There is an attractive lounge and a fabulous open plan dining kitchen and living area with bi-fold doors leading out on to the rear garden. The kitchen is fitted with an excellent range of stylish units, luxury worksurfaces and a selection of integrated appliances. Completing the ground floor accommodation is a useful utility and a versatile room that could be utilised as a study or a play room. To the first floor there is a generous principle bedroom with a dressing area and a contemporary en-suite shower room/wc, a guest bedroom with an en-suite shower room/wc, three further bedrooms and a family bathroom/wc. Externally there is a garden area to the front and side, a block-paved driveway, a double garage with twin access doors and to the rear a wonderful garden, laid mainly to lawn with patio and decked areas. 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. We highly advise arranging a detailed inspection in order to appreciate this outstanding home.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Porch
Double glazed windows and inner Composite door to hall.

Reception Hall




Radiator and stairs to first floor.

Lounge 14'1" x 15'3"





Double glazed window to front, UPVC double glazed French patio doors to rear and two radiators.

Living/Dining Area and Kitchen 20'1" x 15'1"



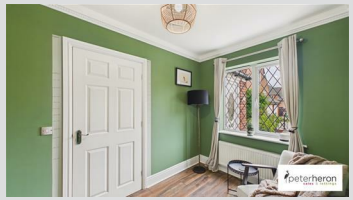
Range of modern wall and base units with countertops over incorporating 1 1/2 bowl undermount sink and drainer unit with mixed tap. Integrated double oven, electric hob, fridge freezer, microwave and dishwasher. Two column radiators and double glazed Bi-folding doors leading to garden.

Utility 5'5" x 3'6"




Base units with countertops over incorporating a single bowl stainless steel sink and drainer unit. Space for washing machine and tumble dryer. Radiator, double glazed window to rear and door to garage.

Home Office 10'11" x 7'1"

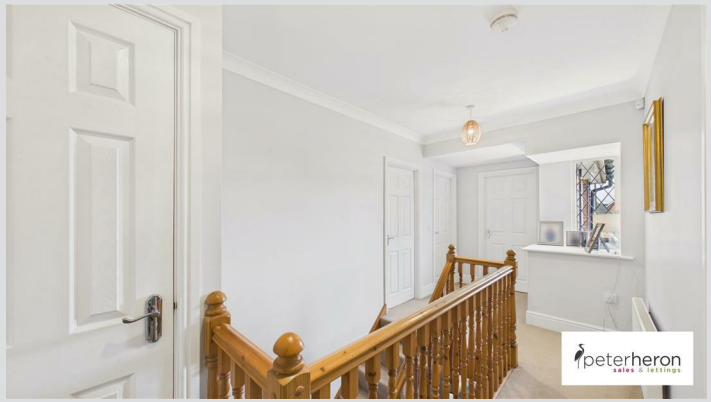
Double glazed window to front and radiator.

Cloakroom/WC



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

First Floor Landing



Access point to loft, storage cupboard, radiator and double glazed window to front.

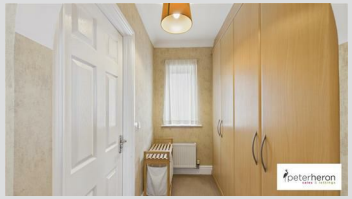
MAIN ROOMS AND DIMENSIONS

Bedroom 1 13'6" x 10'5"




Double glazed window to rear and a radiator. Archway into en suite dressing area.

Dressing Area 6'5" x 3'7"




Built in wardrobes, radiator and door to en-suite.

En-Suite Shower Room




Waterfall shower cubicle, low level wc and wash basin set into vanity unit. Heated towel rail and double glazed window.

Bedroom 2 13'8" x 12'7"






Double glazed window to front, radiator and door to en-suite.

En-Suite Shower Room



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

Bedroom 3 14'0" x 7'8"




Double glazed window to rear and radiator.

Bedroom 4 10'1" x 7'3"



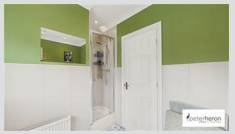

Double glazed window to front and radiator.

Bedroom 5 10'2" x 8'11"




Double glazed window to front and radiator.

Bathroom





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

Outside








Garden to the front with block paved driveway providing off street parking for multiple vehicles leading to double garage. Delightful mature garden to the rear mainly laid to lawn with established planting and paved seating area.

Garage 18'9" x 18'2"
Double garage with two up and over doors and a Composite door to rear. The garage houses the wall mounted boiler.

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

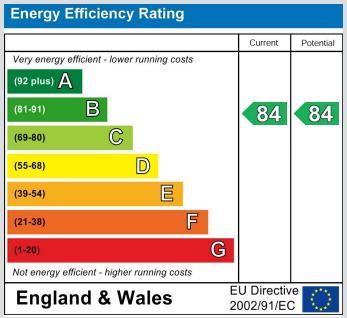
Solar Panels
We have been advised by our client the solar panels are leased on a 25 year term, end date May 2040. Any prospective purchaser should clarify this with their Solicitor.

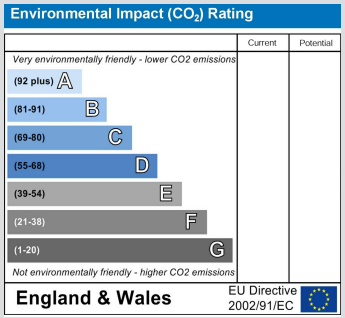
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Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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Ground Floor



First Floor

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Approximate total area(1)

199.5 m²

2147 ft²

Reduced headroom

0.9 m²

10 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.

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