



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## BARNINGHAM CLOSE, SUNDERLAND

Offers Over £450,000

We are delighted to bring to the market this exceptionally well appointed 5 bed detached bungalow nestled in a quiet cul-de-sac position on Barningham Close that will not fail to impress all who view. The property has been meticulously improved, modernised and extended by the current owners and benefits from gas central heating, double glazing, contemporary decor, luxury bathroom suites, a stunning open plan kitchen / family room and many extras of note. Internally the generous yet versatile living space briefly comprising of: Entrance Hall, Living Room, Kitchen / Dining / Family Room, 3 Ground Floor Bedrooms, Family Bathroom, an En Suite to Bedroom 2, WC and a Utility whilst to the First Floor there is a Master Bedroom with Dressing Area, En Suite and Balcony / Terrace in addition to a 5th Bedroom. Externally there is a front driveway leading to the house and garage whilst to the rear is a mature well stocked garden with an abundance of plants, trees and shrubs in addition to a raised decking area, paved patio and the garden enjoys stunning open views over fields and beyond. Viewing of this lovely home is unreservedly recommended.

Detached Bungalow

5 Bedrooms

Living Room

Kitchen / Family Room

Bathroom & 2 En Suites

Stunning Property

Generous Gardens

EPC Rating: C



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### Entrance Hall

The entrance hall has a radiator, stairs to the first floor, tiled floor, cloak cupboard, cupboard under stairs.

### Living Room

14'1" x 18'4"

The living room has 2 double glazed windows, radiator.

### Kitchen / Dining / Family Room

24'3" x 26'5"

An exceptional open plan kitchen / family room having a tiled floor, double glazed window to the side elevation, two feature radiators, a 5.95 range of bi folding doors opening to the rear garden,

The kitchen has a comprehensive range of floor and wall units, silestone worktops, space for american style fridge/ freezer, electric oven, induction electric hob with inset extractor about, integrated steam oven and a microwave and dishwasher.

### Utility

7'11" x 6'1"

Tiled floor, floor units, silestone worktops, sink and drainer, plumbed for washer and dryer, cupboard with wall mounted gas central heating boiler, tiled floor

### WC

Low level wc, double glazed window tiled floor storage cupboard.

### Bedroom 2

12'2" x 15'5"

Double glazed window, radiator, range of fitted wardrobes.

### En Suite

Modern white suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, double glaze window, towel radiator, shower with rainfall style shower head and tiled surround, tiled floor, recessed spot lighting, extractor.

### Bedroom 3

14'0" x 11'3"

Rear facing, double glazed window, radiator, range of fitted wardrobes.

### Bedroom 4

10'10" x 11'5"

Rear facing, double glazed window, radiator, range of fitted wardrobes.

### Bathroom

Modern white suite comprising wall hung wash hand basin and low level wc, bath with shower over and tiled surround, partially tiled walls, tiled floor, towel radiator, double glazed window, shaver point.

### First Floor

Landing, † fall roof in part, velux style window.

### Bedroom 1

17'1" x 13'10"

Double glaze window, † fall roof in part, double glazed french doors leading to a private terrace.

### Dressing Area

8'5" x 10'8"

T fall roof in part, velux style window.

### En Suite

White suite comprising low level wc, wall hung wash hand basin with mixer tap, velux style window, shower with tiled surround, tiled floor, extractor.

### Bedroom 5

15'9" x 14'1"

T fall roof in part, two velux style windows, radiator.

### Externally

Externally there is a front driveway leading to the house and garage whilst to the rear is a mature well stocked garden with an abundance

of plants, trees and shrubs in addition to a raised decking area, paved patio and the garden enjoys stunning open views over fields and beyond.

### Garage

Attached double garage accessed via an electric roller shutter

### EPC

Please find below a link to the EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2014-3901-5200-7370-0204>

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