



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



## BELLE VUE DRIVE, SUNDERLAND

£650,000

MOTIVATED SELLER - REDUCED FOR A QUICK SALE - Undoubtedly one of the finest examples of its type within the Sunderland area we are delighted to welcome to the market this exquisite 5 double bed, three-storey semi detached house commanding an exceptional location on the much sought after and highly desirable private and gated Holmlands Park in leafy Ashbrooke that provides convenient access to Sunderland City Centre and excellent transport links to the region, well respected schools, shops and amenities. The property has been meticulously improved and modernised by the current owners to an exacting standard offering a discerning purchaser a contemporary and stylish home of considerable charm and character benefiting from gas central heating with a nest heating control, double glazing, a security alarm system, luxury bathroom suites, handcrafted furniture to a number of rooms, a fantastic Open Plan kitchen / dining / family room plus many extras of note. The generous yet versatile living accommodation is arranged over three floors and briefly comprises of: Entrance Hall, Living Room, Sitting Room, Kitchen / Dining / Family Room, Utility / Study, 2no WCs and to the First Floor, 2 Bedrooms, Family Bathroom and an En Suite to Bedroom 1 whilst to the Second Floor there are 3 Bedrooms and an En Suite. Externally the property is set on an exceptional plot having a front garden and block paved drive providing off street parking for a number of cars whilst to the rear is a stunning mature garden stocked with an abundance of plants, trees and shrubs in addition to a generous multi levelled lawn, paved patio area and two raised decking terraces, garage with utility area. To the rear of the garden is a substantial detached summer house / cabin that would lend itself to a number of uses. The property is set within the private grounds of Holmlands Park are superb landscaped communal gardens and a tennis court for use by the residents.

Semi Detached House

Five Double Bedrooms

Living Room

Sitting Room

Kitchen / Dining Family Room

Conservatory

Garden Room

Impressive Home

EPC Rating: D



# BELLE VUE DRIVE, SUNDERLAND

£650,000

---

## Entrance Hall

The entrance hall has Kandeian flooring, double radiator, return staircase leading to the first floor.

## WC

White suite comprising low level wc, pedestal basin with mixer tap, double glazed window, to the side elevation, Karndeian flooring, chrome towel radiator, partially tiled walls.

## Sitting Room

17'8" to bay x 16'0"

The sitting room has a double glazed bay window to the front elevation, feature stone fireplace with gas fire and granite hearth, part wood panelled walls, radiator with cover, bespoke fitted dresser having a range of storage cupboards, shelving and glass display cabinets all of which compliment the wood panelling and radiator cover, up lighting.

## Living Room

13'10" x 16'2"

The living room has bespoke fitted storage cupboards and shelves to both alcoves, feature stone fireplace with gas fire and granite hearth in addition to matching stone mirror and opening to;

## Kitchen / Dining / Family Room

31'8" max x 26'5"

A impressive L shaped open plan kitchen / dining / family room having Karndeian flooring, double glazed window to the side elevation, two sets of double glazed French doors one of which leads to the conservatory and the other the garden, a feature double glazed lantern light, stone fireplace with gas fire, double radiator, recessed spot lighting in part, two Acova designer radiators.

The kitchen is fitted with a comprehensive range of floor and wall units, granite worktops, Siemen double electric oven, Siemen hot air and steam oven, 5 ring Siemen gas hob, two Siemen warming drawers, integrated dishwasher, Astracast sink and drainer with mixer tap, breakfast bar, integrated wine cooler, fridge and freezer.

## Conservatory

14'1" x 11'8"

The conservatory has double glazed french doors to the rear garden, tiled floor, Mitsubishi zen hot and cold air conditioning unit.

## Study / Utility

6'9" x 17'3" max

Full range of storage cupboards, double glazed window and a vaulted ceiling incorporating a velux style window, radiator, double glazed French doors leading to the rear garden.

## WC

White suite comprising low level wc and wash hand basin with mixer tap set in a vanity unit, tiled floor, extractor, chrome towel radiator.

## First Floor

Landing, double glazed window to the front elevation, radiator.

## Bedroom 1

14'9" x 14'2"

Rear facing having a feature radiator, coving to ceiling, recessed spot lighting, double glazed French doors opening to a Juliette balcony that enjoys stunning views over the garden and beyond

## En Suite

Contemporary white suite comprising low level wc, pedestal basin with mixer tap, shower with spider rainfall style shower head and tiled surround, chrome towel radiator, tiled floor, double glazed window with Juliette balcony, recessed spot lighting, extractor.

## Bedroom 2

16'1" x 14'1"

Front facing, double glazed bay window with fitted window seat with drawers below, double radiator, coving to ceiling, recessed spot lighting, range of hand crafted fitted wardrobes with inset drawers.

## Family Bathrom

Luxury white suite comprising low level wc and wash hand basin with mixer tap set on a range of storage units, double glazed window to the side elevation, free standing roll top bath with mixer tap, double glazed window opening to a Juliet balcony, chrome towel radiator with an additional feature radiator, walk in double shower cubicle with spider rainfall style shower head, extractor, Amtico flooring, storage cupboard.

## Second Floor

Landing, storage cupboard with double glazed window and wall mounted gas central heating boiler, storage under eaves, T fall roof in part, double radiator.

## Bedroom 3

13'4" x 11'8"

Rear facing, 4 Velux style widows, double radiator, laminate floer, t fall roof in part, Mitsubishi Zen hot and cold air conditioning unit.

## En Suite

Modern white suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, shower with tiled surround, partially tiled walls, tiled flor, recessed spot lighting, chrome towel radiator, extractor.

## Bedroom 4

14'11" x 11'3"

Double glaze window to the side elevation, t fall roof in part, laminate floor, velux style window, double radiator, Mitsubishi Zen hot and cold air conditioning unit.

## Bedroom 5

13'7" x 10'10"

Front facing, double glazed window, t fall roof in part, double radiator, laminate floor, range of fitted wardrobes, inset drawers and matching dressing table, Mitsubishi Zen hot and cold air conditioning unit.

## Externally

Externally the property is set on an exceptional plot having a front garden and block paved drive providing off street parking for a number of cars whilst to the rear is a stunning mature garden stocked with an abundance of plants, trees and shrubs in addition to a generous multi levelled lawn, paved patio area and two raised decking terraces. To the rear of the garden is a substantial detached summer house / cabin that would lend itself to a number of uses.

Set within the private grounds of Holmlands Park are superb landscaped communal gardens and a tennis court for use by the residents. The gardens are maintained by the residents committee.

## Detached Cabin / Summer House

16'2" x 14'1"

A fantastic detached cabin / summer house that could be used for a variety of uses having laminate floor, recessed spot lighting, one timber framed double glazed window and two sets of timber framed double glazed windows that open to the garden.

# M I C H A E L   H O D G S O N

---

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. 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. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. 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. 10. 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.

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

---

0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

