



MICHAEL HODGSON

estate agents & chartered surveyors



NICHOLAS AVENUE, SUNDERLAND
£899,000

Absolutely superb, architect designed unique bespoke coastal home with high quality fixtures and fittings deigned for efficiency and effective use of space. This quality proposition has been carefully created by the current owner and has accommodation over three floors covering approximately 2750 sqft of space with some beautiful architectural features and modern facilities incorporating passive ventilation and heat exchanger, under floor heating in part, efficient Pilkington K glass in sash style windows, limed oak woodwork, twin Velux balcony windows to maximise the panoramic coast and sea views, offers four bedrooms, three bathroom/shower rooms, both a ground floor lounge diner and super first floor lounge with West aspect balcony, double garage, garden room and appealing gardens. Viewing essential for this quality home.

Detached House

Bespoke Home

4 Bedrooms

Living / Dining Room

Kitchen / Breakfast Room

First Floor Lounge

2 En Suites & Wet Room

EPC Rating: C



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ENTRANCE LOBBY

Via double wooden doors and through double limed oak doors to

ENTRANCE HALL

Solid limed oak return staircase to the first and second floors, cupboard under, double doors through to the lounge / diner, tiled floor and radiator

CLOACKS / WC

Wash basin and WC in a vanity unit, half tiled walls and tiled floor

LOUNGE / DINING ROOM

28'5" max x 12'7"

A superb room with Minster style stone fire surround and multi fuel stove, plantation style shutters to the windows and bi folding doors to the rear gardens, spot lights and hardwood floors

STUDIO / OFFICE

Spot lights and tiled floor with access through to the garage

KITCHEN / BREAKFAST ROOM

11'11" x 12'5"

A quality bespoke fitted kitchen with granite work surfaces housing an under bench sink unit with waste disposal, fridge freezer, dishwasher, wine rack, range style cooker inset into chimney breast with limed oak mantel and panelling, breakfast bar, seated bay with plantation shutters, spot lights and hardwood floor.

FIRST FLOOR

Landing with return stairs to the second floor. The landing has a front study area with Oriol projecting window and plantation shutters, double doors lead to:

LOUNGE

24'0" x 12'8"

This superb first floor lounge has spot lights, feature stone fire surround with gas fire, seated bay with sea views, plantation shutters and french doors to the West aspect balcony

BALCONY

A super glazed balcony with West aspect and overlooking the rear gardens.

BEDROOM 1

12'5" x 16'9"

A range of fitted wardrobes, plantation shutters and spotlights

EN SUITE

A full five piece en suite bathroom comprising an inset oval bath, bowl style wash basin set on a vanity unit, bidet and Wc, separate shower enclosure with drencher shower head and hair washing shower, tiled walls and floor, towel radiator

BEDROOM 2

9'7" x 8'9"

Great teenagers room with fitted wardrobes

EN SUITE

An en suite shower room comprising a large shower enclosure with mixer shower, wash basin and WC set in a vanity unit, half tiled walls and tiled floor, towel radiator

SECOND FLOOR

anding with access to the two bedrooms and wet room

BEDROOM 3

17'2" x 11'5"

A super double bedroom with fantastic Velux balcony window opening to give panoramic views of the coastline, radiator

BEDROOM 4

18'7" max x 8'3"

A great larger double bedroom with walk in tank and airing cupboard with heat exchanger and a second Velux balcony window opening to give the same panoramic views, radiator

WET ROOM

Walk in wet area with floor drain and mixer shower, wash basin, WC

with concealed cistern, tiled walls and floor, Velux window and towel radiator

GARDEN ROOM

With access from the garage and to the garden via french doors, this lovely room comes with base units and worktops and could double as a work room or potting shed. There's laminate floor and spot lights.

DOUBLE GARAGE

A double garage with powered sectional door, sink and base unit, plumbed for appliances, light and power points.

EXTERNALLY

This beautiful home has a side and front access block paved drive giving ample vehicle parking in front of the garage. There are private rear West aspect gardens with gravelling, seating areas, landscaping and side log store with tiled roof.

M I C H A E L H O D G S O N

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