



**good life**

**6 Greenbrook Drive**  
Houghton Le Spring, DH5 9RL

**£265,000**

**STUNNING 3 BED DETACHED HOME WITH MANY UPGRADES**

**BREATHTAKING OPEN PLAN INTERIOR WITH BI-FOLD DOORS TO REAR**

**DESIGNER KITCHEN & BATHROOMS**

**DESIRABLE DEVELOPMENT**

**EPC RATING B**

**EN SUITE TO MASTER BEDROOM**

Simply stunning 3 bed detached home offering ultra-modern open plan interior with extended ground floor design creating a breath-taking lounge/kitchen/dining area with bi-fold doors opening onto a large rear decked area positioned to take full advantage of the sunny rear aspect. Good life homes are delighted to bring to the market this simply stunning home on the sought after avant homes development. Offering a standard of style rarely found, this particular plot was personally selected by the present owners because of the perfect aspect which means that the back garden enjoys the sun for the majority of the day. Internally, the property benefits from many upgrades and benefits from a wonderful modern designer kitchen with integrated appliances, dining area and fabulous lounge area with bi-fold doors which bring the outside inside when open. A small utility area leads off the main room and an internal door from the utility leads directly into the garage. There is also a downstairs wc. On the first floor, three bedrooms and a gorgeous bathroom await you (the master bedroom also has a beautiful en-suite facility!) Externally to the front is a double driveway leading to a generous garage and a rear garden offers a generous lawn and superb composite decking stretching across the back and round to the side offering generous opportunities for garden furniture and socialising year-round. One of only a select few of this particular design on the development and rarely available, this stunning home must be one of the finest of its type available. Benefitting from an energy efficient construction, heating and insulation, beautiful designer bathrooms and kitchen and stunning flooring throughout, viewing is unreservedly recommended. We make no apology for using the word "stunning" so many times within this description! When interested potential buyers see the property in person, you will understand why! Please contact our local office for viewing arrangements. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means you pay us absolutely nothing unless we sell your home!

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## ACCOMMODATION

### ENTRANCE HALL

Entrance via stylish entrance door. Porcelain white gloss tile flooring, single radiator, front facing white double-glazed side panel. Door leading off to WC, door leading off to kitchen/lounge/dining room.

### WC 6' 0" x 5' 0" (1.83m x 1.52m)

White porcelain gloss tiles, single radiator, front facing white uPVC double-glazed window with privacy glass. Stylish fitted blinds to window. Beautiful tile finish with one wall in a mosaic effect and one wall in a contemporary finish. WC with concealed cistern and push button flush, stylish sink with chrome tap. Recessed lights to ceiling. Extractor fan.

### LOUNGE/KITCHEN/DINING 32' 7" x 15' 0" (9.92m x 4.57m)

Measurements taken at widest points. This stunning modern space benefits from porcelain white high gloss tiles throughout, 3 radiators, stylish open plan staircase, natural lounge and dining area with feature wall, recessed space for flat screen TV and fabulous fitted designer kitchen. The kitchen comprises a range of stylish wall and floor units with contrasting finishes and laminate work surfaces. Stainless steel sink with bowl and a half, single drainer and designer style tap. 4 ring gas hob with integrated extractor, integrated dishwasher, fridge/freezer, oven and microwave. Built-in side lobby which houses a small utility area with plumbing for a washing machine, and provides useful space for shoe and coat storage, external door leading to the side of the property. The key feature of this wonderful space is the bi-folding doors which stretch approx. 11ft 6inches and allows the whole living space to be opened up onto a decked patio, comprising fabulous grey composite borders, which extend a further 11ft into the garden with wrap around patio area making full use of the sunny aspect. This is a stunning space by any standard and is set up to bring the outside in, creating a wonderful social space.

### FIRST FLOOR LANDING

Single radiator, loft hatch, built-in cupboard which houses the central heating boiler and provides lots of useful storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BATHROOM 7' 2" x 5' 6" (2.18m x 1.68m)

Polished marble effect floor tiles, chrome towel heater style radiator, front facing white uPVC double-glazed window with privacy glass with stylish fitted shutters. Gorgeous bathroom



suite with Italian fittings including bath with glass shower screen over, fixed overhead shower and recessed controls and tap with showerhead attachment. Toilet with concealed cistern push button flush, bowl style sink with beautiful stylish taps set on a stylish plinth. The walls around the toilet and bath area are finished in a stylish designer tile, recessed lights and extractor fan.

### BEDROOM 1 12' 2" x 10' 4" (3.71m x 3.15m)

Measurements taken at widest points. Carpet flooring, double radiator, front facing white uPVC double-glazed window with stylish shutters, recessed lights to ceiling. Fitted wardrobes with sliding doors. Door leading to en-suite.

### EN-SUITE 10' 1" x 6' 5" (3.07m x 1.95m)

Measurements taken at widest points Tiles to the floor and wall with contrasting mosaic feature wall. Chrome towel heater style radiator, rear facing white uPVC double-glazed window with fitted shutters. Low profile double shower walk-in with glass shower screen, fixed overhead shower and separate hand held shower with digital control pad. Stylish bowl style sink with chrome taps, toilet with concealed cistern and push button flush, recessed lights to ceiling.

### BEDROOM 2 11' 5" x 9' 2" (3.48m x 2.79m)

Carpet flooring, single radiator, white uPVC double-glazed window front facing with gorgeous fitted shutters, recessed light to ceiling. Fitted wardrobe with sliding doors.

### BEDROOM 3 8' 0" x 8' 0" (2.44m x 2.44m)

Carpet flooring, single radiator, white uPVC double-glazed window rear facing with fitted shutters. This is a small double or large single bedroom. Recessed lights to ceiling.

### EXTERNALLY

The property has a double driveway suitable for parking at least 2 vehicles leading to attached garage. Well maintained lawn with wide frontage with access to the rear from the side. The property benefits from a lovely rear garden with sunny aspect and fabulous composite decking which wraps around the property to the rear and side. The remainder of the garden is given up to a lawn and there is perimeter fencing providing a good degree of privacy.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			94
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	