



good life

Woodham Drive, Ryhope, Sunderland

£259,950

4 BED EXECUTIVE DETACHED

DOUBLE DRIVEWAY PARKING + GARAGE

MASTER BEDROOM WITH EN SUITE

EPC RATING B

GOOD LOCATION WITHIN THIS DEVELOPMENT

ELEVATED COASTAL/SEA VIEWS

GORGEOUS EXECUTIVE 4 BED DETACHED HOME WITHIN A GREAT LOCATION ON THIS SOUGHT AFTER DEVELOPMENT WITH DOUBLE DRIVEWAY PARKING, ELEVATED COASTAL/SEA VIEWS & LANDSCAPED REAR GARDEN. Good Life Homes are delighted to bring to the market this gorgeous 4 bedroom detached home on this sought after development. Positioned on a high spot with elevated coastal/sea views from some rooms and the rear garden, the interior is immaculately presented and ready to move into. Briefly comprising; lounge with double doors leading through to dining area, stunning open plan dining kitchen with patio doors leading into rear garden, separate utility and WC, four first floor bedrooms (the master has an en-suite shower room) plus family bathroom. Externally to the rear are landscaped gardens comprising; generous patio, lawn and utility/garden shed/barbecue area. Externally to the front is a double driveway plus attached garage. Prices are on the rise for this type of executive home and this presents an excellent opportunity to acquire a quality, spacious executive family home on a prime spot within this development. Viewing arrangements can be made by contacting our local office. 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 that you will pay absolutely nothing unless we sell your home!

46 Windsor Terrace , Sunderland, SR2 9QF
 Tel: 0191 565 66 55 Email: info@goodlifelifehomes.co.uk
www.goodlifelifehomes.co.uk

ACCOMMODATION

ENTRANCE HALL

Entrance via GRP double-glazed door. Carpet flooring, carpeted stairs to first floor landing, radiator concealed behind cover. Door leading off to lounge.

LOUNGE 15' 8" x 11' 0" (4.77m x 3.35m)

Measurements taken at widest points. Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant views, door leading to entrance hall, double doors leading off to dining/kitchen. Superb feature fireplace which was an additional extra when the property was new in a stone-effect finish with built-in electric fire.

DINING KITCHEN 18' 4" x 10' 3" (5.58m x 3.12m)

Measurements taken at widest points. Carpet flooring, double radiator, white uPVC double-glazed window in the kitchen area facing out to the rear garden, white uPVC double-glazed patio doors leading out to the rear garden. The kitchen area has Amtico hard vinyl wood-effect flooring. Gorgeous fitted kitchen in a white wood-effect finish with large handles, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Integrated electric oven, 4 ring gas hob and feature extractor chimney and stainless steel splash back, integrated under bench fridge, integrated under bench freezer, integrated dishwasher, built-in cupboard utilising the space under the stairs and providing lots of additional storage. Recessed LED lights to the kitchen. Door leading off to the utility room.

UTILITY ROOM 7' 0" x 5' 2" (2.13m x 1.57m)

Continuation of Amtico hard vinyl wood-effect flooring from the kitchen, wood-effect laminate work surfaces matching the kitchen, integrated washing machine, single radiator, double-glazed door leading to the rear, built-in cupboard housing the boiler, door leading off to WC, door leading to kitchen.

WC 5' 3" x 2' 10" (1.60m x 0.86m)

Continuation of Amtico hard vinyl wood-effect flooring from the utility room, single radiator, rear facing white uPVC double-glazed window with privacy glass. White hand basin with chrome taps, white toilet with low level cistern.

FIRST FLOOR LANDING

Loft hatch with pull down ladders. The current owners have bordered part of the loft to assist with additional storage and there is a built-in cupboard which provides additional storage. 5 doors leading off, 4 to bedrooms and 1 to bathroom.

MASTER BEDROOM 14' 5" x 13' 3" (4.39m x 4.04m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window, built-in cupboard providing additional storage, door leading off to en-suite.



EN-SUITE 7' 0" x 6' 0" (2.13m x 1.83m)

Measurements are approx. and taken widest points. Hard vinyl Amtico flooring, chrome towel heater style radiator, sink with single pedestal and chrome taps, white toilet with low level cistern, corner shower with shower fed from the main hot water system. Side facing white uPVC double-glazed window with privacy glass, LED recessed lights to ceiling, extractor fan.

BEDROOM 2 12' 3" x 9' 3" (3.73m x 2.82m)

Carpet flooring, radiator concealed behind cover, front facing white uPVC double-glazed window with pleasant views. This is a very large double bedroom.

BEDROOM 3 9' 7" x 9' 4" (2.92m x 2.84m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window. Currently used as a dressing room by the current owners this is also a generous double bedroom.

BEDROOM 4 9' 7" x 7' 3" (2.92m x 2.21m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window. Currently used as a office by the current owners, this is a generous single bedroom although a small double bed would fit into this space according to the measurements.

BATHROOM 6' 10" x 6' 3" (2.08m x 1.90m)

Polished porcelain tile flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white hand basin with chrome tap and vanity cupboard beneath, stylish designer freestanding bath with floor mounted feature tap with separate shower head attachment. Recessed lights to ceiling and extractor fan. The walls are finished to approx. half height in a stylish Metro tile with light grey grout. This is a superb room has been recently upgraded from the original spec by the current owners.

EXTERNALLY

Double driveway suitable for parking at least 2 vehicles leading to attached garage. Access down the side of the property to the rear garden. The property benefits from a generous rear garden plot with a sunny aspect partially on mornings and there is stunning raised views over the sea and roof tops. From bedroom 4 (used as the office) you can see right along to the Whitburn coast line. The vendors said that was a fantastic position to view the tall ships and of course the Seaburn air show. The property generally benefits from an elevated position which can be seen from the view of the rear. The garden comprises of a large paved patio area and clever use of retaining walls has created a spilt level area with raised lawn and steps leading down to a garden shed providing additional storage. The patio is sufficiently proportioned to accommodate table, chairs and sofa and is positioned immediately outside the patio doors from the dining/kitchen. Perimeter fencing to 3 sides providing a good degree of privacy.

