



good life

Laurel Grove, Tunstall, Sunderland

£229,995

SUPERB 3 BED DETACHED

GORGEOUS MATURE GARDENS TO REAR

FULLY RENOVATED AND REFURBISHED INTERIOR

EPC RATING D

FABULOUS OPEN PLAN DINING/KITCHEN AREA

SEPARATE UTILITY

SUPERB FULLY RENOVATED AND REFURBISHED 3 BED DETACHED IN PRIME LOCATION WITH FABULOUS OPEN PLAN DINING KITCHEN - STYLISH CONTEMPORARY BATHROOM AND GORGEOUS MATURE REAR GARDEN! Good Life Homes are delighted to bring to the market this exceptional 3 bed detached home. The subject of considerable capital expenditure, this property has undergone a comprehensive scheme of modernisation to create a stylish modern interior with contemporary décor. Improvements include new uPVC double glazed doors, windows and roofline plastics, new radiators, refitted bathroom, kitchen and utility, new staircase, new internal doors and new flooring throughout. A generous lounge flows into the dining area, with French doors opening onto the rear garden, which in turn flows into a fabulous modern kitchen. All presented to high standards and offering the kind of layout which is so sought after at the moment. A spacious separate utility offers space for a washing machine and tumble dryer and provides separate access to the garden. On the first floor there are 3 generous bedrooms plus a stunning modern bathroom with contemporary fittings. Externally to the front is a driveway, garage and garden and to the rear there's a gorgeous, generous garden with mature shrubs, trees and patio areas positioned to take advantage of the sun at various stages of the day. Offering an excellent opportunity to acquire a stunning family sized home in a ready to move into condition, 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@goodlifehomes.co.uk
www.goodlifehomes.co.uk

ACCOMMODATION

ENTRANCE PORCH

Entrance via new GRP door. Vinyl cushioned flooring, 3 white uPVC double-glazed windows front and side facing, white uPVC double-glazed door with privacy glass leading to hall.

ENTRANCE HALL

Carpet flooring, double radiator, carpeted stairs to first floor landing, new staircase with handrail, balustrade and spindles, understairs cupboard providing useful storage and which is also the location of the gas meter, electric meter and electric consumer unit. Please note, the vendor says that there is a valid electrical certificate for the upgrade electrics, door leading off to lounge.

LOUNGE 15' 2" x 11' 5" (4.62m x 3.48m)

Measurements taken at widest points. Carpet flooring, double radiator, front facing white uPVC double-glazed bay window with lovely views over the garden and allowing lots of light to stream into the space. The fireplace has been opened up to create a feature and in this case the vendor uses logs with a mirrored backdrop creating a log design illusion. The lounge is partially open-plan to the dining/kitchen area.

DINING KITCHEN 18' 0" x 10' 3" (5.48m x 3.12m)

Stunning open-plan area which is in such huge demand at the moment and briefly comprises; double radiator, carpeted flooring to the dining area and cushioned vinyl flooring to the kitchen area. Fabulous newly fitted kitchen with a range of wall and floor units in a white finish with concrete effect laminate work surfaces and contemporary breakfast bar. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, integrated electric oven, 4 ring ceramic hob and feature extractor chimney all in matching black finish, plumbing for a dishwasher. Grey flat panel designer radiator. LED recessed lights to ceiling. White uPVC double-glazed kitchen window, white uPVC double-glazed French doors which opens out onto the rear garden. Leading off the kitchen is a door leading to utility room.

UTILITY ROOM 8' 5" x 7' 5" (2.56m x 2.26m)

Cushioned vinyl flooring, single radiator, rear facing white uPVC double-glazed window, white uPVC double-glazed door leading out to rear garden. Matching new fitted wall and floor units continue from the kitchen with the same laminate work surfaces and provide additional plumbing and space for a washing machine and tumble dryer, wall mounted modern Worcester Bosh Combi boiler.



FIRST FLOOR LANDING

Stunning arched uPVC window with privacy glass (see photos) built-in cupboard providing useful storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1 12' 5" x 9' 10" (3.78m x 2.99m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. This is a good size double bedroom.

BEDROOM 2 10' 10" x 9' 4" (3.30m x 2.84m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window with lovely views over gardens. This is also a good size double bedroom

BEDROOM 3 8' 8" x 7' 9" (2.64m x 2.36m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. Built-in cupboard which provides additional storage and hanging space. This is a generous single bedroom.

BATHROOM 8' 1" x 4' 10" (2.46m x 1.47m)

Superb newly fitted bathroom suite comprising of; toilet with push button flush, designer sink unit comprising gloss grey vanity unit with black designer tap. P-shaped bath with glass shower screen over and black designer shower with fixed overhead rainfall shower and separate hand held shower fed from the main Combi boiler system. The walls are finished in a marble-effect ceramic tile. Recessed lights to ceiling. Cushioned vinyl flooring, 2 white uPVC double-glazed windows rear and side facing with privacy glass, grey flat panel designer radiator. Overall this is a stunning bathroom and which would not fail to impress.

DETACHED GARAGE 17' 4" x 7' 7" (5.28m x 2.31m)

Measurements taken at widest points. Concrete flooring, electric lights and sockets, white uPVC double-glazed window looking out the side of the property, manual up and over garage door.

EXTERNALLY

To the front there is driveway parking for at least 1 vehicle with well maintained front garden The property has a superb rear lawned garden which has a number of mature planted shrubs and trees providing year round greenery. There is a patio area immediately adjacent to the house positioned to take full advantage of the sun in the morning and a further newly decked patio at the rear positioned to take advantage of the sun in the afternoon. Perimeter fencing providing a degree of privacy. It should be noted that there are no houses overlooking the garden to the far fence which is very unusual within the city and mature housing.

