



good life

Briardene Close, East Herrington, Sunderland

£375,000

IMPOSING 4 DOUBLE BEDROOM EXTENDED EXECUTIVE HOME

DOUBLE GARAGE PLUS EXTENSIVE DRIVEWAY

SET BACK IN EXCLUSIVE LOCATION WITHIN PRIVATE DEVELOPMENT

EPC RATING C

STUNNING CONSERVATORY TO REAR

PRIVATE REAR GARDENS WITH SUNNY ASPECT

OFFERING EXCEPTIONAL VALUE IN A STUNNING MATURE & EXCLUSIVE CUL DE SAC LOCATION WITHIN EAST HERRINGTON - A FOUR DOUBLE BEDROOM EXECUTIVE DETACHED HOME WITH DOUBLE GARAGE AND EXTENSIVE DRIVEWAY, HOME OFFICE, STUNNING CONSERVATORY AND PRIVATE GARDENS. Good Life Homes are delighted to bring to the market a rare opportunity of undoubted quality. Set within an exclusive cul de sac of only 4 properties individually built by Leech, this impressive home benefits from a large plot and offers space and proportions rarely found. Attractive from the front with manicured gardens, shrubs and extensive driveway leading to a double garage, the views across the cul de sac are really something to behold and mature planting offers exceptional privacy and a feeling of exclusivity. Internally, the ground floor comprises entrance hall, wc, generous home office with lovely front views, large lounge with two sets of double doors leading into plus double doors leading into the conservatory, fabulous open plan dining kitchen, separate utility and the most stunning conservatory we've seen stretching virtually the full width of the property and professionally constructed by Regency Windows at considerable expense. The conservatory also benefits from central heating, has stunning views over the garden and is an exceptional additional living space. A double garage with twin, (individually operated) remote doors can also be accessed from the utility and is fully alarmed as part of a sophisticated alarm system offering multiple zones and the ability to set and programme the system from your mobile phone even if you're away from the property. The system will even tell you if you've forgotten to set it by tracking your mobile and recognising that you've left home! On the first floor there are 4 double bedrooms with a large well appointed family bathroom and a very generous en suite to the master. Externally to the rear there are extensive and immaculately maintained gardens with considerable privacy and patio areas positioned to take full advantage of the sunny aspect. Properties of this type and quality (and within this location) are rare to the market and we urge interested buyers to act quickly. 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 quality estate agency fixed rate selling fees start from just £995 on a no sale no fee basis which means 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

Natural wood-effect laminate flooring, radiator concealed behind cover, carpeted stairs to first floor landing. Door leading to WC, double doors to lounge, door leading off to home office, under stairs cupboard providing useful storage, door leading off to kitchen/dining room.

WC 9' 0" x 3' 0" (2.74m x 0.91m)

Natural wood-effect laminate flooring, single radiator, white toilet with low level cistern, white sink with single pedestal and chrome tap. Thermostat for central heating system.

LOUNGE 27' 0" x 11' 8" (8.22m x 3.55m)

Measurements taken at widest point and into bay. Entered via double doors from the entrance hall and dining room. Carpet flooring, 2 double radiators, stone-effect fire surround with polished stone-effect hearth and back and built-in coal-effect gas fire. Recessed lights to ceiling. At the rear of the lounge is white uPVC double-glazed patio doors leading out to conservatory. This is an impressive room with impressive proportions topped off with a lovely front facing white uPVC double-glazed bay window with gorgeous views over the garden and cul de sac.

HOME OFFICE 11' 4" x 9' 0" (3.45m x 2.74m)

Measurements taken into bay. Natural wood-effect laminate flooring, double radiator, white uPVC double-glazed bay window with lovely views over the front garden and cul de sac.

KITCHEN/DINING ROOM 19' 4" x 15' 9" (5.89m x 4.80m)

Measurements taken at widest points, the room is slightly L shaped. Natural wood-effect laminate flooring, 2 flat panel wall mounted radiators, double doors leading into the dining room and single door leading into the entrance hall. 2 sets of white uPVC double-glazed patio doors leading out to the conservatory. The kitchen/dining area is spilt into 2 zones, one of which comprises the kitchen which has a range of wall and floor units in a medium wood-effect finish with contrasting granite work surfaces, integrated microwave, integrated dishwasher, range style cooker with 5 ring gas hob, double oven, feature extractor chimney and matching stainless steel splash back. Space and plumbing for a American style fridge/freezer. Of particular note is a wonderful pantry cupboard which has folding pull out drawers allowing a substantial amount of storage. Pull out spice rack and pull out tray storage. Around the kitchen area is a breakfast bar seating area which is illuminated. Recessed lights to ceiling. Sufficient space in the dining area to comfortably accommodate a dining table and chairs. Leading off the utility area which was original extended from the garage to the main house.

UTILITY ROOM 13' 2" x 7' 5" (4.01m x 2.26m)

Measurements taken at widest points. Ceramic tile flooring, single radiator, rear facing white uPVC double-glazed window. Range of wall and floor units in a medium wood-effect finish with contrasting laminate work surfaces. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, integral door leading off to garage. Within the utility room is a gas and electric meter, and the vendor advises the electric meter is now a smart meter.

CONSERVATORY 28' 0" x 12' 0" (8.53m x 3.65m)

The conservatory was added as an extension to the original property and is a stunning space with ceramic tile flooring, 2 double gas central heating radiators and an additional wall mounted electric radiator. White uPVC double-glazed windows, 2 sets of white uPVC double-glazed French doors leading out to the garden and opaque polycarbonate roof. The wall of the main house where the conservatory adjoins has been plastered and painted creating a wonderful contemporary feel.

FIRST FLOOR LANDING

Built-in cupboard containing the hot water tank, additional built-in cupboards providing useful storage. 5 doors leading off, 4 doors leading off to bedrooms and 1 to bathroom.

MASTER BEDROOM 12' 0" x 11' 9" (3.65m x 3.58m)

Measurement do not include depth of fitted wardrobes. Carpet flooring, single radiator, front facing white uPVC double-glazed window with gorgeous views over the cul de sac. Fitted wardrobes running the length of one wall and part of another with sufficient space left in between for super king bed if required. Door leading off to en-suite.

EN-SUITE 10' 0" x 7' 4" (3.05m x 2.23m)

Ceramic flooring, chrome towel heater style radiator, front facing white uPVC double-glazed window with privacy glass. Double shower cubicle with sliding glass door and shower fed from the main hot water system. White toilet with concealed cistern, white sink and chrome tap built into fitted bathroom furniture. The walls around the shower are finished in a white tile and to approx. half height around the toilet and hand basin area. This is a fabulous en-suite, the size of which you rarely find.

BEDROOM 2 11' 9" x 11' 0" (3.58m x 3.35m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window with private views over the garden. This is a large double bedroom.

BEDROOM 3 13' 0" x 9' 0" (3.96m x 2.74m)

Laminate wood-effect flooring, single radiator, white uPVC double-glazed window with private views over the rear garden. This is a large double bedroom.

BEDROOM 4 12' 0" x 9' 0" (3.65m x 2.74m)

Laminate wood-effect flooring, single radiator, front facing white uPVC double-glazed window with lovely views over the cul de sac. This is also a large double bedroom.

BATHROOM 9' 10" x 7' 10" (2.99m x 2.39m)

Ceramic tile flooring, rear facing white uPVC double-glazed window with privacy glass, electric shaving point. Toilet with concealed cistern and push button flush, large designer sink with chrome tap. Recessed lights to ceiling. The walls are finished in a stone-effect ceramic tile with mosaic border and built-in mirrors to two sides. Separate shower cubicle with electric shower.

GARAGE 17' 3" x 16' 0" (5.25m x 4.87m)

2 remote control roller shutter garage doors operated independently. The garage is sufficiently proportioned to comfortably accommodate 2 vehicles and has potential storage in the eaves with pedestrian door at the rear of the garage leading to the rear garden. Electric sockets and lighting and central heating boiler. Cold water tap.

EXTERNAL

The property is situated in a beautiful cul de sac comprising only 4 substantial detached houses. Our property sits in the perfect position with an east, west and south facing side and rear gardens and is set back with large block paved driveway suitable for parking 3 or 4 vehicles and more with a beautifully manicured lawn to the front and mature evergreen shrubs. The front of the house is very imposing and originally there was a detached double garage which in later years was joined to the main house via an extended utility room which will be described within these particulars. The property benefits from a very private side and rear garden which benefits from a south, east and west facing aspect which means it enjoys the sun various times of day in various parts of the garden. The rear garden has virtually complete privacy and is sheltered by mature conifer trees and a well manicured lawn.

