



good life

Bishops Way, Doxford, Sunderland

£275,000

4 DOUBLE BED DETACHED HOME

EN SUITE TO MASTER BEDROOM

EXTENDED FAMILY ROOM TO REAR

EPC RATING D

STUNNING SOUTH FACING LARGE LANDSCAPED GARDEN PLOT

STUNNING 4 DOUBLE BEDROOM DETACHED HOME WITH EXTENDED REAR FAMILY ROOM AND GORGEOUS LARGE SOUTH FACING REAR GARDEN PLOT - IN EXCELLENT LOCATION ! Good Life Homes are delighted to bring to the market this simply stunning large 4 double bedroom family home. With generous proportions throughout and immaculately presented, the property briefly comprises; ample car parking to the front with garage, generous front lounge, downstairs WC, stunning modern kitchen partly open plan to dining room with gorgeous family room leading off with views over garden. The rear garden is something to behold...south facing and a large plot, beautifully landscaped and offering a wonderful family space which is not overlooked to the rear. On the first floor there are 4 double bedrooms (the master bedroom has an en suite shower) plus family bathroom. Rare to the market and conveniently located close to all local amenities and good schools, a perfect commuter location, this stunning family home has it all. 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 you won't pay a penny unless we sell your home!

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ACCOMMODATION

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Vinyl tile-effect flooring, 2 side facing white uPVC double-glazed windows, white uPVC double-glazed door leading to entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, single radiator, stairs to first floor landing. Door leading off to WC, door leading off to dining kitchen, double doors leading off to leading off to dining kitchen, door leading off to lounge. Under stairs cupboard providing useful storage.

WC 4' 6" x 3' 7" (1.37m x 1.09m)

Vinyl tile-effect flooring, single radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink built into vanity unit with chrome tap, alarm key pad.

LOUNGE 19' 9" x 11' 8" (6.02m x 3.55m)

Measurements taken at widest points. This is a very spacious room with 1 double and 1 single radiator, front facing white uPVC double-glazed bow window with lovely views. Feature fire which operates as a focal point at one end of the room with flame-effect electric fire.

DINING KITCHEN 19' 9" x 10' 3" (6.02m x 3.12m)

Measurements taken at widest points. This is a gorgeous room with a recently fitted contemporary kitchen open plan to a spacious dining area which has double doors leading to entrance hall and double doors leading to extended family room. The kitchen comprises; a range of wall and floor units in a high gloss finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish. Integrated dishwasher, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space for an American style fridge/freezer and boiler built within one of the kitchen units, single radiator. White uPVC double-glazed window above the kitchen sink which has amazing views over the gorgeous landscaped gardens.

FAMILY ROOM 16' 3" x 11' 1" (4.95m x 3.38m)

Laminate wood-effect flooring, 2 single radiators, 3 white uPVC double-glazed windows with gorgeous views over the garden and patio, white uPVC double-glazed door leading out to patio. Doors leading into the dining kitchen and integral door leading off to the garage.

FIRST FLOOR LANDING

Loft hatch, 5 doors leading off, 4 to bedrooms and 1 to bathroom, built-in cupboard providing storage.

MASTER BEDROOM 12' 0" x 11' 0" (3.65m x 3.35m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. Professionally fitted wardrobes with sliding mirrored doors providing a good degree of storage and hanging space. Door leading off to en suite.



EN SUITE 5' 7" x 5' 0" (1.70m x 1.52m)

Laminate tile flooring, single radiator, single towel heater style radiator, white sink built into vanity unit with chrome taps. Single shower cubicle with pivot door and electric shower, recessed lights to ceiling and extractor fan.

BEDROOM 2 10' 10" x 10' 5" (3.30m x 3.17m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window with lovely views over the rear garden. Professionally fitted wardrobes with sliding mirrored door providing a good degree of storage and hanging space. This is a good size double bedroom.

BEDROOM 3 10' 6" x 8' 8" (3.20m x 2.64m)

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

BEDROOM 4 9' 0" x 8' 6" (2.74m x 2.59m)

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

BATHROOM 8' 5" x 5' 4" (2.56m x 1.62m)

Laminate wood-effect flooring, chrome towel heater style radiator, side facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising of; toilet and sink built into vanity unit with chrome tap and concealed cistern with push button flush, bath with panel and chrome taps with showerhead attachment. The walls are finished in a stylish uPVC tile-effect cladding with uPVC ceiling and recessed lights.

GARAGE 18' 6" x 9' 6" (5.63m x 2.89m)


Manual up and over garage door, electric lighting and sockets. Ample space at one end to accommodate washing machine and dryer.

EXTERNALLY

The property has a completely block paved driveway suitable for parking several vehicles leading to attached garage. The property benefits from a stunning large rear garden plot, south facing which means that it enjoys sunshine for the majority of the day, weather permitting. This particular garden plot is immaculately landscaped and maintained, and comprises; artificial lawn, patio area immediately adjacent to the family room with steps leading to a gorgeous lawned garden which is the centre piece surrounded by low maintenance gravel borders with mature shrubs, perimeter fencing and greenery providing a good degree of privacy from neighbouring gardens. It should be noted that the rear is not overlooked at all and is it rare to find a garden of such quality, aspect and size in this location. It really is the perfect family garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.