



good life

Longridge Square, Ashbrooke, Sunderland

£360,000

VERSATILE 5 DOUBLE BED DETACHED HOUSE PLUS 2 BATHROOMS PLUS EN SUITE

2 BEDROOMS TO GROUND FLOOR & 3 TO FIRST FLOOR

POTENTIAL TO COMFORTABLY CREATE AN ADDITIONAL DOUBLE BEDROOM TO FIRST FLOOR

EPC RATING

GROUND FLOOR BATHROOM

INDIVIDUALLY DESIGNED DETACHED HOME OF SIGNIFICANT

EXCEPTIONAL & RARE OPPORTUNITY - AN INDIVIDUALLY DESIGNED 5 DOUBLE BEDROOM DETACHED HOME WITH OPTION OF CREATING AN ADDITIONAL DOUBLE BEDROOM - WITH 3 FIRST FLOOR BEDROOMS (could be 4) AND 2 GROUND FLOOR BEDROOMS & GROUND FLOOR AND FIRST FLOOR BATHROOMS. Good Life Homes are delighted to bring to the market this exceptional individually detached home located in a prime residential location just off Queen Alexandra Road. Designed by the original builder to be future proof, the house has been constructed to give the visual appearance of a bungalow and benefits from the ability to live completely on the ground floor if necessary with the ground floor comprising; large entrance hall, enormous "statement" lounge, two double bedrooms (currently used as library and games rooms), bathroom, separate dining room, kitchen and separate utility. However, the first floor is extremely well proportioned and briefly comprises; stunning master bedroom with huge en-suite bathroom leading off, built-in wardrobes plus an additional walk-in huge cupboard with proportions more in keeping with a room! Also on the first floor is an additional family bathroom, and two more double bedrooms one of which is enormous and could easily be petitioned down the middle to create a further double bedroom with its own access. Externally to the front, the property is set back from the road with a multi-vehicle driveway leading to a large double garage. There are patio areas and gardens to the rear and side offering pleasant outdoor space. This is an exceptional home of large proportions throughout and offers a wonderful opportunity for a family or even for someone who has an elderly or disabled live-in relative requiring convenient one-level living in a family sized home. 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 GRP double-glazed door. Tiled flooring, front facing white uPVC double-glazed window, partially-glazed door leading to entrance hall.

ENTRANCE HALL 15' 3" x 11' 8" (4.64m x 3.55m)

Laminate wood-effect flooring, double radiator, carpeted stairs to first floor landing, partially-glazed door leading into porch, wooden framed single-glazed window looking out to porch. Door leading into lounge, built-in cupboard, door leading to dining room, 2 doors leading off to double bedrooms (currently being used as a library/gym and snooker/office) and door leading off to ground floor shower room.

SHOWER ROOM 9' 7" x 6' 4" (2.92m x 1.93m)

Vinyl flooring, single radiator, side facing white uPVC double-glazed window with privacy glass. Modern suite comprising of; sink with chrome tap built into high gloss vanity unit, toilet with low level cistern, double shower cubicle with glass door and shower fed from the main hot water system. The walls are finished in a uPVC cladding to half height and to full height in the shower cubicle.

LOUNGE 20' 0" x 16' 6" (6.09m x 5.03m)

Natural wood flooring, front facing wooden framed single-glazed window with fabulous views and side facing white uPVC double-glazed window, 2 double radiators. This is a fabulous formal lounge the proportions of which are rarely seen.

LIBRARY/GYM/GROUND FLOOR BEDROOM 1 13' 0" x 10' 0" (3.96m x 3.05m)

Carpet flooring, double radiator, side facing white uPVC double-glazed window. Currently used as a library/gym this room is versatile but was originally designed to be used as a double bedroom.

GAMES ROOM/ OFFICE/GROUND FLOOR BEDROOM 2 17' 0" x 13' 4" (5.18m x 4.06m)

Measurements taken at widest points. Laminate wood-effect flooring, single radiator, rear facing white uPVC double-glazed window, white uPVC double-glazed door leading out to rear patio, built-in cupboard. This room would have been originally designed to be a ground floor bedroom but is used as a games/office by the current owners.



DINING ROOM 11' 0" x 10' 4" (3.35m x 3.15m)

Laminate wood-effect flooring, double radiator, white uPVC double-glazed sliding doors leading out to rear patio, door leading off to entrance hall, door leading off to kitchen.

KITCHEN 13' 10" x 11' 0" (4.21m x 3.35m)

Tiled flooring, double radiator, side facing white uPVC double-glazed window and rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a pine finish with complementary work surfaces. Double electric oven, space and plumbing for a dishwasher, granite style sink with bowl and a half, single drainer. The kitchen shares a party wall with the dining room and it would be fairly easy to create an open plan dining kitchen which faces out to the rear of the property by the removal of the shared wall subject to appropriate approvals etc. Door leading off to utility room.

UTILITY ROOM 9' 0" x 7' 0" (2.74m x 2.13m)

Tiled flooring, double radiator, rear facing white uPVC double-glazed window, white uPVC double-glazed door leading out to rear patio. Wall and floor units in a pine finish with circular sink and matching drainer and tap, space and plumbing for a washing machine and dryer. Modern central heating boiler which services the heating and hot water for the property.

FIRST FLOOR LANDING

Large single radiator, built-in cupboard, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1 14' 6" x 12' 9" (4.42m x 3.88m)

Carpet flooring, double radiator, side facing white uPVC double-glazed window with elevated views. Two sets of built-in wardrobes with sliding doors, door leading off to an incredible walk-in closet or storage room or walk-in potential sauna which measures approx. 14'9 x 7'6, which is currently used as a store room by the current owners. Another door leads off to a superb en-suite.

EN-SUITE 12' 6" x 7' 8" (3.81m x 2.34m)

Entered via 8ft private walk way leading off the master bedroom. The en-suite has vinyl flooring, single radiator, double glazed Velux style roof light, toilet with low level cistern, bath with panel and taps with showerhead attachment, sink with single pedestal and chrome taps, recessed lights. This is a fabulous space and is rare to see.

BEDROOM 3 14' 1" x 9' 3" (4.29m x 2.82m)

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

