



good life

Nilverton Avenue, Ashbrooke, Sunderland

£275,000

LARGER STYLE EXTENDED 3 BED SEMI-DETACHED

SOUGHT AFTER LOCATION

SUPERB EXTENDED OPEN PLAN REAR KITCHEN/DINING/FAMILY ROOM

EPC RATING

EXTENDED GARAGE CREATING UTILITY AND WC/SHOWER ROOM

VERY PRIVATE REAR LANDSCAPED GARDENS

ONE OF THE LARGER STYLE BEAUTIFUL 3 BED SEMI-DETACHED HOMES ON THIS SOUGHT AFTER STREET WITH VERY PRIVATE REAR GARDEN PLOT & EXTENDED TO THE REAR WITH A SUPERB OPEN PLAN KITCHEN/FAMILY/DINING ROOM. Good Life Homes are delighted to bring to the market this superb extended home offering spacious family sized accommodation throughout. One of the larger styles of semi on the street, room sizes are large with a gorgeous entrance hall and staircase & beautiful bay windows to the front lounge and bedroom one. Of particular note is the stunning open plan kitchen/dining/family room to the rear which is an amazing social family space and the heart of this stunning home; with well appointed kitchen, central island, dining table and sofa positioned in front of a traditional log burner, the room offers the perfect hub for a busy family and a cosy retreat for cosy winter evenings! Also on the ground floor with access from the entrance hall, the garage extension provides excellent additional utility and storage space, as well as a WC and shower room. On the first floor there are two large double bedrooms and a small double plus a stunning large family bathroom with a roll top bath taking centre stage in a gorgeous room. Externally to the front is a substantial block paved driveway suitable for parking a minimum of two vehicles plus a garage. To the rear are well planned very private gardens with lawn and patio areas including an enclosed seating area sheltered from some of the elements! Overall, a wonderful family home extended and re-modelled to accommodate the needs of a busy modern family within one of Sunderland's most sought after locations. 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 nothing unless we sell your home!

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ACCOMMODATION

EXTERNAL FRONT

There is a large block paved driveway suitable for parking at least 2 vehicles and a lawned front garden leading to a GRP double-glazed front door.

ENTRANCE HALL

Stylish tile flooring with Acova style traditional radiator, modern consumer unit within built-in cupboard. Stylish original staircase, door leading off to garage/utility area. Door leading off to lounge and door leading off to dining/family/kitchen room.

LOUNGE 16' 3" x 13' 10" (4.95m x 4.21m)

Measurements taken by widest points into bay. A lovely spacious room with gorgeous white uPVC double-glazed bay window looking out over the front garden and driveway. Double radiator, stylish fire surround with log burner and granite hearth.

FAMILY/DINING/KITCHEN AREA 20' 5" x 19' 4" (6.22m x 5.89m)

Measurements taken at widest points. A fabulous space which combines what would have originally been the second reception with the kitchen, with an additional extension creating dining space. Used by the current owners as a family room with a kitchen island at the centre and modern fitted kitchen with granite work surfaces. Space for an American style fridge freezer, space for range style cooker and built-in extractor, space and plumbing for dishwasher and inset stainless steel sink with matching taps positioned below white uPVC double-glazed window which has lovely views over the garden. An Acova style traditional radiator heats the space, supplemented by a fabulous log burner, white uPVC double-glazed doors leading out to the rear patio and garden with fixed pane uPVC double-glazed windows either side. A simply stunning social room for a modern family.

GARAGE/UTILITY

The original detached garage benefits from an extension adding a utility space and a wc/shower room. The utility space benefits from space and plumbing for a washing machine and dryer and a fire door exists between the house and the garage extension allowing direct access from the entrance hall of the house. The garage benefits from a roller shutter garage door and a uPVC door to the rear leading into the rear garden.



FIRST FLOOR LANDING

Carpeted stairs to first flooring landing, white uPVC double-glazed window side facing with lovely leaded feature. Loft hatch with pull down ladders and access to the loft and 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1 16' 0" x 10' 0" (4.87m x 3.05m)

Measurements do not include the depth of the fitted wardrobes. Laminate wood-effect flooring, single radiator, beautiful white uPVC double-glazed bay window front facing, fitted wardrobes running the length of one wall providing a good degree of storage and hanging space.

BEDROOM 2 13' 10" x 10' 8" (4.21m x 3.25m)

Laminate wood-effect flooring, single radiator, white uPVC double-glazed window rear facing. Fitted wardrobes to one wall providing a good degree of storage and hanging space.

BEDROOM 3 8' 4" x 9' 4" (2.54m x 2.84m)

Laminate wood-effect flooring, single radiator, white uPVC double-glazed leaded window front facing.

FAMILY BATHROOM 10' 4" x 8' 1" (3.15m x 2.46m)

Vinyl tile-effect flooring, traditional radiator with chrome towel rail, 2 white uPVC double-glazed windows side and rear facing, fabulous roll top bath with chrome taps and shower head attachment. Traditional sink with chrome taps built into vanity unit and toilet with low level cistern and push button flush. The walls are paneled to approximately half height, recessed lights to ceiling. This is a stunning large bathroom by any standards.

REAR GARDEN

The property benefits from a lovely rear garden which has a high degree of privacy and enjoys sunshine for different parts of the day. There are 2 patio areas and areas laid to lawn with mature borders, shrubs and fencing to all sides. Mature conifers, particularly to the rear of the garden provides complete shelter and privacy from neighboring properties.



