



good life

Hinkley Close, Doxford, Sunderland

£249,995

4 BED DETACHED HOME

SOUGHT AFTER BROADWAY GRANGE DEVELOPMENT

FREEHOLD

POTENTIAL TO CONVERT INTO A 5 BEDROOM HOME BY DIVIDING THE LARGE EXTENDED BEDROOM INTO 2 GENEROUS SINGLES.

EPC RATING D

GARAGE

ATTRACTIVE 4 BEDROOM DETACHED HOME ON THE BROADWAY GRANGE DEVELOPMENT WITH LARGE REAR CONSERVATORY OVERLOOKING PRIVATE REAR GARDENS & POTENTIAL TO CONVERT INTO 5 BEDROOMS BY DIVIDING EXISTING LARGE EXTENDED BEDROOM INTO TWO. Good Life Homes are delighted to bring to the market this attractive and quite imposing 4 bedroom detached home with garage, driveway and lovely rear conservatory. Originally starting life as a 3 bedroom detached, the property has undergone quite a transformation to create a large spacious 4 bedroom home. It would be relatively straightforward to create a 5 bedroom home by erecting a partition wall in the very large extended bedroom to create 2 large single bedrooms as each room would already have a window and individual radiator and this is something which may interest potential buyers. Situated within a pleasant cul de sac and within minutes commute of Doxford International, A19, A690 and close to great schools, Morrison's and Aldi stores, this general location has everything for a terrific family home. Briefly comprising; dining room, spacious lounge, large conservatory, kitchen, separate utility, 4 first floor bedrooms, family bathroom, garage, driveway and rear gardens with lawn and raised decking. 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'll pay 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 PORCH

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, side facing white uPVC double-glazed window, alarm key pad, radiator, door leading into dining room.

DINING ROOM 13' 10" x 10' 0" (4.21m x 3.05m)

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window, door leading off to entrance porch, open plan arched doorway leading off to lounge, door leading off to kitchen.

KITCHEN 9' 9" x 8' 0" (2.97m x 2.44m)

Tiled flooring, rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surfaces. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Breakfast bar for informal dining. Integrated electric oven with 4 ring ceramic hob and feature extractor chimney with stainless steel splash back. Door leading off to utility.

UTILITY ROOM 7' 9" x 5' 0" (2.36m x 1.52m)

Ceramic tile flooring, chrome towel heater, rear facing white uPVC double-glazed window, built-in cupboard housing Worcester Bosch central heating boiler, under bench space and plumbing for washing machine, dryer, dishwasher and fridge. White uPVC double-glazed door leading off to the side of the property, integral door leading into garage.

LOUNGE 17' 3" x 13' 2" (5.25m x 4.01m)

Laminate wood-effect flooring, 2 double radiators, white uPVC double-glazed sliding doors, feature fire surround with a stone-effect finish with matching hearth and back and built-in electric fire, open plan staircase leading to first floor landing, front facing white uPVC double-glazed window with pleasant views over garden and cul de sac.

CONSERVATORY 12' 3" x 11' 6" (3.73m x 3.50m)

Laminate wood-effect flooring, single radiator, white uPVC double-glazed windows and solid roof with uPVC cladding and recessed lights. Lovely views over the private rear garden and white uPVC double-glazed door leading out to decked patio

FIRST FLOOR LANDING

Loft hatch, built-in airing cupboard with central heating cylinder. 5 doors leading off, 4 to bedrooms and 1 to bathroom.



BATHROOM 7' 6" x 5' 8" (2.28m x 1.73m)

Ceramic tile flooring, large chrome towel heater style radiator, front facing white uPVC double-glazed window with leaded privacy glass. Contemporary style bathroom suite comprising of; toilet with low level cistern, designer sink with chrome tap and double shower cubicle with low profile tray and walk-in shower with fixed overhead shower. The walls and floor are finished in stone-effect ceramic tile. Electric shaving point, recessed lights.

BEDROOM 1 9' 10" x 9' 4" (2.99m x 2.84m)

Measurements do not include depth of fitted wardrobes. Carpet flooring, single radiator, rear facing white uPVC double-glazed window with pleasant views over the garden and neighbouring garden. Fitted wardrobes to one wall providing a good degree of storage and hanging space.

BEDROOM 2 10' 3" x 9' 6" (3.12m x 2.89m)

Measurements do not include depth of fitted wardrobes. Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to one wall providing a good degree of storage and hanging space.

BEDROOM 3 14' 10" x 9' 3" (4.52m x 2.82m)

The room is L shaped and measurements taken at widest points. Carpet flooring, single radiator, front facing white uPVC double-glazed window. Fitted wardrobe and built-in drawers to one wall providing a good degree of storage space.

BEDROOM 4 22' 3" x 7' 10" (6.78m x 2.39m)

Part of an extension to the original house. Currently organised with 1 door, 1 front facing and 1 rear facing window. 1 front wall mounted radiator and 1 rear wall mounted radiator. This room could quite easily be divided with the help of a partition wall to create 2 generous single bedrooms. The current room configuration allows for built-in desk and wardrobes, drawers and vanity unit.

GARAGE 16' 6" x 8' 0" (5.03m x 2.44m)

Concrete flooring, electric roller shutter garage door, side facing wooden framed window. Integral door leading to utility.

EXTERNALLY

The property has a lawned front garden and a large area of block paving sufficient for parking 2 or more vehicles. Pleasant enclosed rear garden with a good degree of privacy, lawn area, raised large decked patio sufficiently proportioned with seating area positioned to take advantage of the sunny aspect.



