



good life

Oak Tree Drive, New Silksworth, Sunderland

Offers in the Region Of £449,995

**5 BED INDIVIDUALLY DESIGNED DETACHED HOUSE WITH
LARGE PROPORTIONS**

DETACHED DOUBLE GARAGE & DRIVE

STUNNING KITCHEN/DINING/FAMILY ROOM

EPC RATING B

SPACIOUS LOUNGE PLUS CINEMA ROOM

FABULOUS MASTER BEDROOM PLUS EN SUITE

STUNNING INDIVIDUALLY DESIGNED 5 BED DETACHED HOUSE WITH DOUBLE GARAGE AND FABULOUS OPEN PLAN KITCHEN/DINING/FAMILY ROOM - ON SMALL EXCLUSIVE ESTATE OF ARCHITECT DESIGNED EXECUTIVE HOUSING. Good Life Homes are delighted to bring to the market this stunning and spacious individually designed executive home on this sought after development. Offering space and quality rarely found, this large family home is impressive on every front from the moment you walk into the entrance hall. Of particular note is the gorgeous kitchen/dining area with designer kitchen and island - open plan to the extended family room which has lovely views over the garden. A large lounge runs front to back with two sets of patio doors leading off into the garden and there is a separate cinema room at the other side of the entrance hall which could quite easily be used as a spacious second lounge if required. On the first floor, there are four bedrooms plus en-suite and family bathroom. Bedroom 2 benefits from a large walk-in wardrobe with potential to convert into a further en-suite. On the second floor there is a fifth double bedroom with built-in cupboards. Externally, the property sits within well manicured gardens and patio areas and enjoys a sunny aspect with a carefully positioned sunken hot tub spa in one corner of the garden. A generous detached double garage and driveway sits adjacent to the property and to the rear of the garage a large brick built store runs the full width of the garage providing generous additional storage. This is a wonderful, high quality, executive home, with space and proportions rarely found. Viewing is unreservedly recommended and viewings can be arranged by contacting our local office. If you have a property to sell and

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ACCOMMODATION

ENTRANCE HALL

Entrance via GRP double-glazed door. Wood-effect vinyl Karndean flooring, single radiator, front facing white uPVC double-glazed window, additional radiator, feature staircase to first floor landing with stylish spindles and matching newel post caps. Alarm key pad which controls the alarm system for the property with an additional alarm key pad in the utility area should someone want to come in the rear. Double doors leading into lounge, door leading into WC, cinema room (2nd reception) and dining kitchen.

LOUNGE 26' 0" x 14' 5" (7.92m x 4.39m)

Measurements taken into bay and at widest points. Continuation of wood-effect Karndean flooring from the entrance hall, fabulous front facing bay window with 3 white uPVC double-glazed windows, 2 double radiators, double doors leading from the entrance hall into the lounge, 2 sets of double glazed uPVC double patio doors leading to the rear garden and patio, one of which has uPVC double-glazed windows set either side. Multi-fuel log burner built into the chimney breast. This gorgeous spacious lounge has fabulous views over the garden and hot tub to the rear.

WC 5' 7" x 3' 0" (1.70m x 0.91m)

Laminate tile-effect flooring, chrome towel heater style radiator. White WC with concealed cistern and push button flush, sink built into purpose built vanity unit with white gloss doors and stylish chrome tap. Designer tiles to the walls. Extractor fan.

CINEMA ROOM/SECOND LOUNGE 16' 6" x 14' 3" (5.03m x 4.34m)

Continuation of the wood-effect Karndean flooring from the entrance hall, double radiator, 3 white uPVC double-glazed windows front and side facing allowing lots of light to stream into the space. Built-in storage unit with table top surfaces suitable for use as a potential work station. The room is currently set up as a cinema room with projector, overhead screen and surround sound, there is the possibility that the vendor may leave the equipment by separate negotiation if required.

KITCHEN/DINING ROOM 24' 4" x 12' 1" (7.41m x 3.68m)

This is a stunning room with the continuation of the wood-effect Karndean flooring from the entrance hall, double radiator, rear facing white uPVC double-glazed window. A fabulous designer kitchen with a range of wall and floor units in a high gloss finish with substantial complementary stone-effect laminate work surfaces. Integrated fridge/freezer, integrated double oven, integrated dishwasher, 5 ring ceramic hob with built-in extractor, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Gorgeous central island with breakfast bar type overhang allowing the use of bar stools for informal dining. Door leading off to the utility table, natural space for dining table and chairs to one end of the space. Additional built-in cupboard utilising the space under the stairs and provides useful storage. This is a fabulous space and flows seamlessly into the family room which is open plan to the dining kitchen, recessed lights to the ceiling.

FAMILY ROOM 15' 4" x 11' 7" (4.67m x 3.53m)

Continuation of the wood-effect Karndean flooring from the dining kitchen, double radiator, wooden framed Velux style roof lights with built-in blinds allowing light to stream into the space. In addition there are 4 uPVC double-glazed windows and 2 sets of uPVC double-glazed patio doors leading out to the rear garden. Central to the room is a log burner which radiates heat throughout the space in the colder months. There are views of the garden and hot tub from the windows and patio doors. The room is open plan to the dining kitchen.

UTILITY ROOM 6' 6" x 5' 3" (1.98m x 1.60m)

Continuation of the wood-effect Karndean flooring, single radiator, GRP double-glazed external door leading to the driveway and side of the property. Alarm key pad situated on the wall, built-in kitchen cupboard and work surface with integrated dryer and washing machine.

FIRST FLOOR LANDING

Front facing white uPVC double-glazed window, single radiator. Additional door with staircase leading to second floor 5th bedroom. 5 doors leading off, 4 to bedrooms and 1 to bathroom. Built-in cupboard providing useful storage housing the unvented hot water system boiler and expansion tank

MASTER BEDROOM 14' 4" x 12' 3" (4.37m x 3.73m)

Measurements do not include depth of fitted wardrobes. Carpet flooring, double radiator, 2 front facing white uPVC double-glazed windows. Fabulous fitted wardrobes running the length of one wall with sliding doors, 2 of which are mirrored. Door leading off to en-suite.

EN-SUITE 8' 8" x 8' 7" (2.64m x 2.61m)

Laminate tile-effect flooring, large chrome towel heater style radiator, side facing white uPVC double-glazed window. Stylish bathroom furniture providing a number of storage options with white sink built into vanity unit with chrome tap, toilet with push button flush and concealed cistern and large double size walk-in shower with low profile tray and curved glass shower screen. The shower is fed from the main hot water system and comprises; fixed overhead shower and separate hand held shower beneath. The walls are finished in a stylish designer tile with mosaic detail running down the feature wall, uPVC cladding and recessed lights to ceiling.

BEDROOM 2 15' 10" x 12' 9" (4.82m x 3.88m)

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Door leading off to walk-in dressing room.

DRESSING ROOM 9' 0" x 5' 4" (2.74m x 1.62m)

Carpet flooring, single radiator. The room is currently fitted out with hanging rails and drawers (perfect as a walk-in robe/dressing room) but equally the room is sufficiently proportioned to accommodate an en-suite if required in the future.

BEDROOM 3 11' 9" x 11' 9" (3.58m x 3.58m)

Measurement do not include depth of fitted wardrobes. Carpet flooring, double radiator, front facing bay window with 3 white uPVC double-glazed windows. Fitted wardrobes running the length of one wall with sliding doors providing a good degree of storage and hanging space.

BEDROOM 4 12' 7" x 11' 10" (3.83m x 3.60m)

Carpet flooring, double radiator, rear facing white uPVC double-glazed window.

BATHROOM 9' 0" x 8' 0" (2.74m x 2.44m)

Laminate tile-effect flooring, large chrome towel heater style radiator, rear facing white uPVC double-glazed window. Stylish fitted bathroom furniture providing a number of useful storage solutions, white toilet with concealed cistern and push button flush, sink with chrome tap built into vanity unit, bath with side chrome taps with separate shower fed main hot water system, glass shower screen over. The walls are finished in a stylish tile mosaic detail. Recessed lights to ceiling.

SECOND FLOOR LANDING

Door to bedroom 5.

BEDROOM 5 23' 0" x 11' 0" (7.01m x 3.35m)

This is a fabulous space with carpet flooring, 3 wooden framed double-glazed Velux style roof lights, single radiator, additional door leading to storage in the loft. The vendor has extensive built-in cupboards fitted creating lots of storage solutions. Recessed lights to ceiling. This would make a fantastic teenage bedroom with space for a double bed, plenty of storage, and plenty of space at one end to accommodate a study desk, chair and games area.

