



**good life**

**Okehampton Drive, Newbottle, Houghton Le Spring**

**Offers in the Region Of £249,995**

**3 DOUBLE BED EXTENDED DETACHED HOME**

**EXTENDED TO SIDE (2 storey) & REAR (single storey)**

**FAMILY ROOM REAR EXTENSION**

**EPC RATING C**

**SEPARATE GROUND FLOOR OFFICE/STUDY**

**BEAUTIFULLY PRESENTED INTERNALLY**

GREATLY EXTENDED 3 BEDROOM DETACHED HOME ON SOUGHT AFTER DEVELOPMENT WITH TWO STOREY EXTENSION TO SIDE AND FAMILY ROOM EXTENSION TO REAR - BEAUTIFUL LANDSCAPED REAR GARDEN & WELL PRESENTED INTERIOR. Good Life Homes are delighted to bring to the market this superb extended 3 double bed detached home on this sought after development. With the benefit of an extended family room to the rear and a stylish two storey extension to the side, the property has significantly increased the floor area more akin to that of a generous 4 bed detached home and now offers a lovely spacious home with separate office/study on the ground floor, large lounge/dining room, extended family room, kitchen with granite work surfaces, 3 double bedrooms to the first floor (stunning extended master bedroom) plus main bathroom with doors accessing from the landing and bedroom one. Externally to the front the property has an immaculate driveway and manicured lawn and attached garage with remote door access. To the rear, a professionally designed and landscaped garden offers lawn, shrubs and tastefully integrated patio areas for year round use. This is a wonderful home the likes of which rarely come onto the market and viewing is unreservedly recommended. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice please do not hesitate to ask us for assistance. Our fixed rate 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

### ENTRANCE HALL

Entrance via GRP double-glazed door. Stylish tiled flooring, single radiator, alarm key pad, partially-glazed door leading into lounge/dining room.

### LOUNGE/DINING ROOM 23' 2" x 17' 3" (7.06m x 5.25m)

Measurements taken at widest points, the room is L shaped. Front facing white uPVC double-glazed bay window, double radiator, additional radiator concealed by cover. Feature fireplace in a stone-effect finish with matching hearth and built-in electric fire with chrome finishes. Door leading off to stairwell, door leading off kitchen, white uPVC double-glazed doors leading off to family room, door leading off to study. The property is L-shaped and is of great proportions by virtue of the extension to the original property and is more than versatile enough to accommodate a range of furniture options including a formal dining room. Professionally fitted Karndean style LVT flooring.

### FAMILY ROOM 12' 9" x 12' 4" (3.88m x 3.76m)

Carpet flooring, white uPVC double-glazed windows, white uPVC double-glazed door leading out to rear patio and garden. There are lovely views of the meticulously maintained rear garden from the family room windows and doors.

### STUDY 8' 4" x 5' 6" (2.54m x 1.68m)

Karndean LVT flooring, radiator, front facing white uPVC double-glazed window. The room would be a perfect study or home office for those wishing to work from home.

### KITCHEN 12' 3" x 10' 10" (3.73m x 3.30m)

Measurement taken at widest points. Stylish tile-effect flooring, double radiator, rear facing white uPVC double-glazed window, GRP double-glazed door. Designer kitchen with a range of wall and floor units in a light wood-effect finish with contrasting granite work surfaces including a breakfast bar. Electric integrated oven with 4 ring gas hob and a feature extractor chimney in stainless steels finish with glass splash back, insert ceramic sink with flexible feature tap. Integrated fridge/freezer. Useful built-in storage cupboards. Washing machine concealed within cupboard.

### INTERNAL HALLWAY

Carpeted stairs to first floor landing.

### FIRST FLOOR LANDING

4 doors leading off, 3 to bedrooms and 1 to bathroom.



### MASTER BEDROOM 15' 9" x 11' 0" (4.80m x 3.35m)

Stunning room made large by the virtue of the extension. Carpet flooring, radiator concealed behind cover, walk-in wardrobe measuring 8'7" x 5'3" with front facing white uPVC double-glazed window and single radiator, accessed directly form the master bedroom. Rear facing white uPVC double-glazed windows with views over rear garden, door leading off to bathroom.

### BATHROOM 9' 10" x 7' 10" (2.99m x 2.39m)

With doors leading off from the master bedroom and first floor landing. The superb bathroom briefly comprises; tiled flooring, large chrome towel heater style radiator, designer sink with chrome tap and chrome handles built into vanity unit with toilet and concealed cistern, walk-in shower cubicle with curved glass shower screen, and shower fed from the main Combi boiler system comprising; fixed overhead shower and separate hand held shower. Bath with tap and tiled panel with mosaic feature. Recessed lights to ceiling and 2 rear facing white uPVC double-glazed windows with privacy glass. The walls are finished in a stylish ceramic tile with mosaic features for a wonderful effect. Matching bathroom storage cabinet.

### BEDROOM 2 12' 0" x 9' 1" (3.65m x 2.77m)

Carpet flooring, radiator concealed behind cover, front facing white uPVC double-glazed window. This is a large double bedroom.

### BEDROOM 3 10' 0" x 8' 2" (3.05m x 2.49m)

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

### GARAGE 15' 8" x 8' 1" (4.77m x 2.46m)

Painted concrete flooring, secure alarm system, electric remote door, wall mounted Worcester Bosch boiler. Electric lighting and sockets.

### EXTERNALLY

To the front there is an immaculate pressed concrete driveway suitable for parking up to 2 vehicles with immaculate contained lush green lawn. The property benefits from a superb rear garden, professionally designed and incorporating lawn paved areas with circular feature, ample patio areas to take advantage of the sunny aspect.



