



Abbotsford Grove, Beresford Park, Ashbrooke, Sunderland

Offers Over £650,000

5 BEDROOM PERIOD DETACHED MANSION CIRCA 1920's

LOCATED WITHIN EXCLUSIVE BERESFORD PARK ONE OF THE PREMIER ADDRESSES WITHIN THE CITY

STUNNING PERIOD FEATURES INCLUDING MAGNIFICENT ENTRANCE HALL

SET IN AROUND 1/4 ACRE OF GROUNDS

EPC RATING C

DRAWING ROOM, ORANGERY, SECOND RECEPTION, FORMAL DINING ROOM, BESPOKE KITCHEN & CLOAK ROOM ALL ON GROUND FLOOR

STUNNING 5 BEDROOM PERIOD DETACHED MANSION CIRCA 1920's - SET IN AROUND 1/4 ACRE OF GROUNDS - LOCATED WITHIN EXCLUSIVE BERESFORD PARK ONE OF THE PREMIER ADDRESSES WITHIN THE CITY - STUNNING PERIOD FEATURES INCLUDING MAGNIFICENT ENTRANCE HALL - DRAWING ROOM, ORANGERY, SECOND RECEPTION, FORMAL DINING ROOM, BESPOKE KITCHEN & CLOAK ROOM ALL ON GROUND FLOOR - 5 BEDROOMS, BATHROOM & EN SUITE TO FIRST FLOOR - ELECTRIC GATES, MULTI-CAR DRIVEWAY, DOUBLE LENGTH GARAGE - EXTENSIVE LANDSCAPED GROUNDS, LAWNS & PATIO AREAS WITH VARIOUS ASPECTS. Good Life Homes are delighted to bring to the market a rare opportunity to acquire one of the finest homes in the City in the prime "Beresford Park" located just off Thornholme Road on the edge of the city centre comprised of mostly individually designed homes built in the 1920's and 30's for the city's wealthiest families. This particular home, formerly occupied by the Joseph family of the eponymous famous toy store, is a stunning mansion set in around 1/4 of an acre of landscaped grounds behind a high wall and fence and accessed via an electric gate for maximum privacy. A grand period entrance hall welcomes you into this gorgeous home and sets the tone of what's to come. The ground floor enjoys a formal drawing room with orangery leading off and views over the garden. A further lounge offers a quiet retreat and a formal dining room provides not only sufficient space for formal dining and dinner parties but also a lounge area with pleasant views and attractive windows. The kitchen is particularly impressive with bespoke units, central island and granite work-surfaces with a central range cooker, 2 sinks and some integrated appliances. Also on the ground floor is a stylish cloakroom with sympathetic period features. On the first floor there are 5 generous bedrooms, an en suite and a fabulous main bathroom with quality fittings. Painstakingly presented with style and an attention to detail, the current owners have created a wonderful family home of the highest quality and viewing is unreservedly recommended. Private 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 and find out why more people now choose Good Life Homes to market their property.

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ACCOMMODATION

ENTRANCE PORCH

Beautiful entrance porch with stylish tiled flooring stone detail and half panelling to the walls. Partially-glazed door leading to entrance hall.

ENTRANCE HALL 15' 11" x 13' 1" (4.85m x 4.00m)

Stunning entrance hall with quality bespoke LVT flooring, radiator concealed behind cover, leaded feature window with secondary glazing, gorgeous fire place with tiled insert and hearth, original panelling to the walls, door leading off to cloak room and WC, door leading off to formal drawing room, door leading off to secondary lounge, door leading off to dining room. Original staircase to first floor landing. Gorgeous front facing leaded window with secondary glazing and built-in window seat.

FORMAL DRAWING ROOM 14' 11" x 18' 1" (4.55m x 5.51m)

Stunning formal drawing room with carpet flooring, gorgeous period fireplace in a cherry wood-effect finish, 2 radiators, high ceilings with detail, leaded windows and partially open plan to orangery.

ORANGERY 17' 11" x 8' 9" (5.45m x 2.66m)

Measurements taken at widest points. Situated at the rear/side of the property with natural wood flooring, uPVC double-glazed windows looking out onto beautiful garden and white uPVC double-glazed door leading out to rear patio door. The orangery is partially open plan to the drawing room and there is a side door leading off to a secondary lounge.

SECOND RECEPTION ROOM 17' 2" x 13' 0" (5.23m x 3.95m)

Carpet flooring, 2 double radiators, leaded windows with secondary glazing. Gorgeous views over the garden. Beautiful period place in a natural wood finish with stylish inset fire and hearth, built-in bespoke furniture/display cabinet.

REAR HALL 6' 10" x 13' 7" (2.08m x 4.13m)

FORMAL DINING ROOM 22' 6" x 12' 5" (6.85m x 3.78m)

Laminate wood-effect flooring, uPVC double-glazed leaded windows and door with views of the side garden and leading out to the beautiful side patio. 2 radiators, 1 concealed behind cover. Stylish panelling to the walls. Door leading off to entrance hall, door leading off to kitchen.

KITCHEN 18' 6" x 15' 7" (5.63m x 4.74m)

Natural stone flooring, 2 uPVC leaded windows front and rear facing with built-in shutters. Bespoke double-glazed door leading out to rear/side patio and in turn to the rear garage. The kitchen comprises a range of quality bespoke units constructed to the client's individual design with granite work surfaces. Central island with inset sink and integrated washing machine, beautiful oak constructed chimney breast with stylish detail, integrated extractor situated above a Range Master stove with 6 ring gas hob and multiple ovens. Integrated dishwasher, additional inset Belfast sink and gas Combi boiler concealed within a cupboard. Space and plumbing for American style fridge/freezer. Door to the rear of the kitchen which leads off into the cloak room and WC which can also be accessed from the entrance hall, wooden framed double-glazed sky light in the kitchen provides extra light into what is a stunning space by any standard.



CLOAK ROOM AND WC 10' 5" x 7' 10" (3.18m x 2.39m)

Stylish tiled flooring, radiator concealed behind cover, 2 leaded windows, white sink with granite work top situated within a bespoke unit, separate cubicle housing the WC with leaded window and mid level cistern.

FIRST FLOOR LANDING 13' 2" x 9' 10" (4.01m x 3.00m)

Beautiful landing with side facing uPVC leaded window, 6 doors leading off, 5 to bedrooms and 1 to bathroom.

MASTER BEDROOM 14' 10" x 17' 11" (4.52m x 5.47m)

A stunning double room with carpet flooring, 2 double radiators, 2 large leaded windows, front and side facing with gorgeous views over the garden and bespoke fitted bedroom furniture offering lots of storage and hanging space

BEDROOM 2 14' 8" x 15' 0" (4.46m x 4.57m)

Measurements do not include depth of fitted wardrobes. Large double bedroom, carpet flooring, double radiator, front facing large leaded window. Fitted wardrobes to 1 wall providing a considerable degree of storage and hanging space, door leading off to en-suite.

EN-SUITE 9' 4" x 6' 6" (2.84m x 1.98m)

Tiled flooring, white sink with single pedestal and chrome tap, white toilet with low level cistern, shower with pivot door and electric shower with tiling. Extractor fan. Recessed lights to ceiling.

BEDROOM 3 14' 9" x 12' 10" (4.50m x 3.92m)

Carpet flooring, double radiator, leaded window with lovely views over the garden. Original fireplace in a painted finish and hand basin with chrome tap. This would be perfect as a double guest bedroom.

BEDROOM 5 11' 10" x 9' 0" (3.60m x 2.75m)

Carpet flooring, single radiator, front facing leaded window. Fitted wardrobes to either side of a single bed space with built-in shelving and fireplace. Whilst this has been designed to accommodate a single bed it would actually be large enough for a double bed.

BEDROOM 4 10' 7" x 10' 0" (3.22m x 3.06m)

Carpet flooring, double radiator, side facing uPVC leaded window. This is actually a small double or large single bedroom.

BATHROOM 13' 3" x 11' 2" (4.04m x 3.41m)

Beautiful large bathroom with stylish tile flooring, uPVC leaded window with privacy glass, double shower cubicle with sliding glass doors and shower fed from the main Combi boiler system and stylish leaded window, sink with chrome tap and granite work surfaces built into a stylish vanity unit, double ended bath with chrome taps built into unit, bespoke cupboard providing useful shelving/storage, stylish WC with mid level cistern. Loft hatch with pull down ladder providing useful access.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	71	78
England & Wales	EU Directive 2002/91/EC	