



Leighfield Drive, Burdon Rise, Sunderland

£599,995

**SUNDERLANDS MOST PRESTIGIOUS RECENT DEVELOPMENT
LOCATED OFF BURDON LANE**

EPC RATING G

**HOST OF EXTRAS COMPARED TO ORIGINAL BUILDERS SPEC
INCLUDING QUALITY FLOORING, APPLIANCES, QUARTZ
WORKTOPS & LANDSCAPED REAR GARDENS**

**STUNNING 5 DOUBLE BEDROOMS WITH 3 EN SUITE + FAMILY
BATHROOM**

LARGER REAR GARDEN PLOT

DOUBLE GARAGE AND DOUBLE DRIVEWAY

STUNNING 5 DOUBLE BEDROOMS WITH 3 EN SUITE + FAMILY BATHROOM - SUNDERLANDS MOST PRESTIGIOUS RECENT DEVELOPMENT LOCATED OFF BURDON LANE - LARGER REAR GARDEN PLOT - DOUBLE GARAGE AND DOUBLE DRIVEWAY - HOST OF EXTRAS COMPARED TO ORIGINAL BUILDERS SPEC INCLUDING QUALITY FLOORING, APPLIANCES, QUARTZ WORKTOPS & LANDSCAPED REAR GARDENS - STUNNING GROUND FLOOR OPEN LAYOUT TO REAR INCORPORATING KITCHEN & FAMILY ROOM WITH DOORS ONTO GARDEN - SEPARATE FORMAL DINING ROOM WITH DOUBLE DOORS LEADING OFF ENTRANCE HALL - GORGEOUS LARGE ENTRANCE HALL - GROUND FLOOR OFFICE - SEPARATE FORMAL LOUNGE... Good Life Homes are delighted to bring to the market a stunning home on Sunderland's most prestigious new development at Burdon Rise, minutes from A19, A690, Doxford International and perfect as a commuting base providing access throughout the region. A quality executive home by any standard, this particular home was the most expensive house style on the development and the property offers large rooms and great proportions throughout set within a large garden plot. Of particular note is the stunning entrance hall providing an impressive welcome with quality LVT flooring stretching though a large part of the ground floor. Leading off the entrance hall is a home office, a formal dining room with double doors, a generous lounge/drawing room and a guest WC. The heart of this impressive home is situated to the rear and extends over 30ft forming an open plan space comprising; family zone, informal dining zone (including central island with breakfast bar), wonderful modern designer kitchen with Quartz work surfaces & integrated appliances. This whole space faces out to the rear garden with multiple windows and two sets of patio doors providing garden and patio access. Leading off the kitchen area is a separate utility room. On the first floor an impressive landing provides access to 5 double bedrooms, 3 of which have superb en suite facilities with double showers and stylish tiling choices. The master bedroom, in particular, is a wonderful room with dressing area, extensive designer fitted wardrobes and fabulous en suite with dual sinks and double shower. Also on the first floor is a family bathroom. Externally to the front is a substantial double driveway leading to a double garage with two vehicle access doors, electric lighting and sockets. Externally to the rear is a generous fully landscaped garden occupying one of the larger garden plots on the development with paved patios and lawn. Only 16 of this particular house type were built and were sold-out quickly which makes this the only one available at the time of listing on this relatively small 109 home development of exclusive homes. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance on your own home please do not hesitate to ask us for assistance without obligation. Give us a call and find out why so many people across Wearside now choose Good Life to market their home.

46 Windsor Terrace , Sunderland, SR2 9QF
Tel: 0191 565 66 55 Email: info@goodlifehomes.co.uk
www.goodlifehomes.co.uk

ACCOMMODATION

STUNNING FORMAL ENTRANCE HALL 17' 0" x 12' 0" (5.18m x 3.65m)

Measurements taken at widest points. LVT flooring, built-in storage cupboard, double doors leading off to dining room, doors leading off to office, lounge, WC and kitchen/family room.

DINING ROOM 15' 1" x 9' 3" (4.59m x 2.82m)

Stunning formal dining room, perfect for entertaining guests accessed via double doors from the entrance hall. LVT flooring, double radiator, 3 front facing uPVC double-glazed windows.

OFFICE 9' 0" x 6' 7" (2.74m x 2.01m)

LVT flooring, single radiator, 2 front facing uPVC double-glazed windows. A perfect space for working from home.

FORMAL LOUNGE 18' 10" x 12' 9" (5.74m x 3.88m)

A large lounge with views over rear garden. Carpet flooring, double radiator, white uPVC double-glazed patio doors leading out to rear garden with fixed windows either side.

WC 8' 0" x 3' 6" (2.44m x 1.07m)

LVT flooring, single radiator, upgraded tiles; toilet with concealed cistern and push button flush, hand basin with chrome tap. Extractor fan.

DINING, FAMILY ROOM, KITCHEN 29' 8" x 20' 0" (9.04m x 6.09m)

Measurements taken at widest points. The heart of the home...this is a stunning space positioned to the rear of the property with LVT flooring flowing throughout and windows and two sets of patio doors leading out to the rear garden. Designer vertical radiators, designer upgraded shaker kitchen with a range of wall and floor units in a soft on-trend finish, island units and upgraded Quartz work surfaces at a cost of several thousand pounds. Tall integrated fridge, tall integrated freezer also options behind builders spec. Double integrated oven situated at waist height for convenience. 4 ring induction hob and extractor situated above the island, integrated dishwasher. Inset stainless steel sink with bowl and a half. A stylish upgrade is the mirror finish between floor and base units for a stunning effect. Recessed lights to ceiling. The gorgeous family area is open plan to the dining/kitchen area. Leading off is a separate utility room.

UTILITY ROOM 11' 4" x 5' 8" (3.45m x 1.73m)

LVT flooring, single radiator, front facing uPVC double-glazed window. GRP double-glazed door leading to the side of the property. Electric consumer unit. Wall mounted central heating boiler. Range of wall and floor units matching the kitchen, stainless steel sink with tap, space and plumbing for a washing machine, space and plumbing for dryer.

FIRST FLOOR LANDING

Carpet flooring. Beautiful spacious landing with seating area (see pics). The first floor landing is a wonderful space with single and double radiators. Front facing uPVC double-glazed window, loft hatch, built-in airing cupboard containing hot water/mega flow style cylinder. 6 doors leading off, 5 to bedrooms and 1 to bathroom.



FAMILY BATHROOM 6' 9" x 5' 7" (2.06m x 1.70m)

Upgraded tiling. Recessed lights to ceiling. Radiator and rear facing uPVC double-glazed window with privacy glass. White toilet with concealed cistern and push button flush, white wall mounted hand basin and white bath with panel and corner tap.

MASTER BEDROOM 25' 0" x 13' 0" (7.61m x 3.96m)

Measurements taken at widest points, the room is L-shaped. Stunning master bedroom with carpet flooring, single radiator, 2 front facing uPVC double-glazed windows with pleasant views. A dressing area with Hammond extensive fitted wardrobes. Rear facing uPVC double-glazed window with privacy glass. Recessed lights to the dressing area. Door leading off to en suite.

EN SUITE 9' 6" x 6' 10" (2.89m x 2.08m)

Stone-effect upgraded tiles with contrasting tiles to the feature wall in the shower. Radiator. Dual basins with chrome taps, toilet with concealed cistern and push button flush. Impressive double shower cubicle with low profile tray and shower fed from the main hot water system comprising of; fixed overhead shower and separate handheld shower. Sliding glass doors into shower. Recessed lights and extractor fan.

BEDROOM 2 11' 4" x 9' 2" (3.45m x 2.79m)

Carpet flooring, radiator, rear facing uPVC double-glazed window, door leading off to en suite.

EN SUITE 6' 5" x 5' 5" (1.95m x 1.65m)

Upgraded tiling with stunning feature wall in the shower; radiator, rear facing uPVC double-glazed window. White toilet with concealed cistern and push button flush, wall mounted sink with chrome tap. Double shower cubicle with low profile tray and sliding glass doors leading into. Shower fed from the main hot water system comprising of; fixed overhead shower and separate handheld shower. Recessed lights to ceiling and extractor fan.

BEDROOM 3 14' 0" x 10' 7" (4.26m x 3.22m)

Measurements taken at widest points. Carpet flooring, single radiator, 2 front facing uPVC double-glazed windows. Door leading off to en suite.

EN SUITE 6' 5" x 4' 5" (1.95m x 1.35m)

Upgraded tiles with textured wall in the shower; radiator, side facing uPVC double-glazed window with privacy glass, recessed lights and extractor fan to ceiling. White toilet with concealed cistern and push button flush, white wall mounted sink with chrome tap, double shower cubicle with low profile tray and sliding glass doors leading into. Shower comprising; fixed overhead shower and separate hand held shower fed from the main hot water system. Built-in mirrored wall for a stunning effect.

BEDROOM 4 14' 0" x 10' 7" (4.26m x 3.22m)

Carpet flooring, single radiator, 2 front facing uPVC double-glazed windows. This is also a double bedroom.

BEDROOM 5 10' 2" x 7' 2" (3.10m x 2.18m)

Carpet flooring, single radiator, rear facing uPVC double-glazed window. This room would also accommodate a double bed or large single.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.