



Stirling Close, Grindon, Sunderland

Offers in the Region £350,000

IMPRESSIVE ATTRACTIVE 4 BEDROOM DETACHED HOME

DOUBLE GARAGE & DOUBLE DRIVEWAY

2 EN SUITE BEDROOMS

EPC RATING (to follow)

ALL BEDROOMS DOUBLE IN SIZE

PART OPEN PLAN REAR WITH FAMILY ROOM LEADING OFF

IMPRESSIVE ATTRACTIVE 4 BEDROOM DETACHED HOME - DOUBLE GARAGE & DOUBLE DRIVEWAY - 2 EN SUITE BEDROOMS - ALL BEDROOMS DOUBLE IN SIZE - PART OPEN PLAN REAR WITH FAMILY ROOM LEADING OFF - SEPARATE UTILITY - LARGEST STYLE OF HOME BUILT ON THE DEVELOPMENT WITH PRIVATE VIRTUALLY NOT OVERLOOKED TO REAR... Good Life Homes are delighted to bring to the market one of the few larger-style impressive homes built on this popular development central for just about everything! Benefitting from 4 double bedrooms (2 with en suite) plus family bathroom, the property also has a genuine double 2 car garage and double driveway to the front, lovely lounge with doors leading through to rear dining room and a generous kitchen with family room leading off and separate utility with integral door into garage. Situated on a corner plot with a vert private rear garden, we unreservedly recommend viewing at the earliest opportunity. Viewing arrangements can be made by contacting the 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 us nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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ACCOMMODATION

ENTRANCE HALL

Quality LVT flooring, white uPVC double-glazed window front facing, radiator. Carpeted stairs to first floor landing. Door leading off to lounge. Door leading off to breakfasting kitchen. Door leading off to WC.

WC 5' 0" x 2' 7" (1.52m x 0.79m)

Vinyl wood-effect flooring, hand basin with chrome taps, toilet with low level cistern, radiator, extractor fan.

LOUNGE 16' 4" x 11' 0" (4.97m x 3.35m)

Carpet flooring, white uPVC double-glazed window front facing, double radiator. Double doors leading through to dining room.

DINING ROOM 9' 9" x 11' 3" (2.97m x 3.43m)

Carpet flooring, double radiator, double doors leading through into lounge. White uPVC double-glazed patio doors leading out to rear patio and garden. Door leading off to dining kitchen.

DINING KITCHEN 19' 3" x 9' 8" (5.86m x 2.94m)

Quality LVT flooring, double radiator, white uPVC double-glazed window rear facing. Door leading off to entrance hall. Door leading off to dining room. Door leading off to utility room. Fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting laminate work surface. Integrated electric oven, 4 ring gas hob with integrated extractor. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space and plumbing for washing machine and dishwasher. Breakfast bar style return to kitchen. Partly open plan to the dining kitchen is a separate family room leading off to the rear.

FAMILY ROOM 7' 1" x 10' 0" (2.16m x 3.05m)

Open plan and leading off the main dining kitchen with a continuation of the LVT flooring from the kitchen, double radiator, white uPVC double-glazed windows and white uPVC double-glazed patio doors leading out and with views of the rear garden.

UTILITY ROOM 10' 7" x 5' 6" (3.22m x 1.68m)

LVT flooring, radiator, double-glazed door leading out to the rear garden. A range of base units with stainless steel sink and chrome tap. Ample storage. Plumbing for washing machine. Wall mounted central heating boiler. Integral door leading off to garage.



GARAGE 18' 0" x 17' 0" (5.48m x 5.18m)

Double garage with two separate garage doors providing comfortable vehicle access. Electric lighting and sockets. The garage is also the location for the electric consumer unit.

FIRST FLOOR LANDING

Built-in cupboard providing additional storage which is also the location for the hot water cylinder. 5 doors leading off; 4 to bedrooms, 1 to bathroom.

MASTER BEDROOM 18' 2" x 10' 0" (5.53m x 3.05m)

Lovely master bedroom with carpet flooring, double radiator, 2 white uPVC double-glazed windows front facing. Open plan doorway leading to dressing/wardrobe area which measures an additional 5'0 by 7'4 (approximately) and acts as a natural passage way to the en suite.

EN SUITE 6' 0" x 7' 3" (1.83m x 2.21m)

Tiled flooring, radiator, white uPVC double-glazed window with privacy glass rear facing. Fitted bathroom furniture including toilet with concealed cistern and push button flush. Sink with chrome tap built into vanity unit and ample storage cupboards beneath and to the side. There is a double walk-in shower cubicle with glass shower screen and shower fed from the main hot water system. Stylish tiling around the shower area. Recess lights to ceiling. Extractor fan.

BEDROOM 2 15' 2" x 11' 0" (4.62m x 3.35m)

Also an impressive double bedroom with en suite leading off, including carpet flooring, radiator, white uPVC double-glazed window front facing. Door leading off to en suite shower room.

EN SUITE SHOWER ROOM 6' 10" x 7' 4" (2.08m x 2.23m)

Measurements taken at widest points. LVT flooring, white uPVC double-glazed window front facing, extractor fan. White sink with single pedestal and chrome taps. White toilet with low level cistern. Radiator. Single shower cubicle with pivot door and shower fed from the main hot water system.

BEDROOM 3 11' 0" x 9' 3" (3.35m x 2.82m)

Also a double bedroom with carpet flooring, radiator, white uPVC double-glazed window rear facing. Double built-in wardrobes supplying a good degree of storage and hanging space.

BEDROOM 4 10' 8" x 11' 3" (3.25m x 3.43m)

Measurements taken at widest points. Also a double bedroom with carpet flooring, radiator, white uPVC double-glazed window front facing.

FAMILY BATHROOM 6' 6" x 6' 0" (1.98m x 1.83m)

LVT flooring, radiator, white uPVC double-glazed window with privacy glass rear facing. White bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps. Walls completely finished in a ceramic tile. Extractor fan.

EXTERNALLY

To the front is a large double driveway leading to double garage with an area of lawn which could further increase driveway parking. Double-glazed door leading into entrance hall. The property enjoys a generous rear garden plot with an extensive paved patio area immediately adjacent to the house and an area of lawn with mature shrubs providing a good degree of privacy.



