



Meadowsweet Lane, The Meadows, Chapel Garth.

Offers in the Region of £325,000

STUNNING SOUTH FACING LARGE PLOT WITH MULTI-VEHICLE DRIVEWAY & DETACHED GARAGE

MANY UPGRADES AT CONSIDERABLE ADDITIONAL COST TO VENDORS & READY TO MOVE INTO

LAYOUT INCLUDES STUNNING OPEN PLAN REAR

STUNNING SOUTH FACING LARGE PLOT WITH MULTI-VEHICLE DRIVEWAY & DETACHED GARAGE - STYLISH 4 DOUBLE BEDROOM DETACHED HOME RECENTLY BUILT ON EXCLUSIVE DUCHY HOMES "THE MEADOWS" DEVELOPMENT - MANY UPGRADES AT CONSIDERABLE ADDITIONAL COST TO VENDORS & READY TO MOVE INTO - LAYOUT INCLUDES STUNNING OPEN PLAN REAR KITCHEN/DINING/FAMILY ROOM - SEPARATE FORMAL FRONT LOUNGE & SEPARATE UTILITY - SOUTH FACING ENCLOSED REAR GARDEN PRESENTS OUTSTANDING OPPORTUNITY TO CREATE YOUR OWN LANDSCAPING - SUPER LOCATION CLOSE TO GREAT SCHOOLS, DOXFORD INTERNATIONAL, A19/A690 - ACCESS ALL AREAS! - ONE OF THE FASTEST GROWING MOST SOUGHT AFTER LOCATIONS TO LIVE IN SUNDERLAND ... Good Life Homes are delighted to bring to the market a stunning home on one of the city's most sought after new developments. "The Meadows" is a Duchy Homes executive development and is particularly stylish using traditional exteriors with stylish brick coupled with ultra-modern interiors and fittings. This particular home is one of the best plots within the development; south facing at the rear, generous plot size with multi-vehicle block-paved driveway extending to around 50ft and leading to a detached garage, lots of upgrades to floor tiling, carpets and en suite and bathroom finishing's and more! Of particular note is the fabulous open plan rear with gorgeous lifestyle kitchen/dining/family space opening out onto the south facing rear garden plot. There is also a separate formal lounge and separate utility. The ground floor also has a WC. There are 4 double bedrooms to the first floor with a family bathroom and stunning en suite leading off the master bedroom which also benefits from upgraded fitted wardrobes. This home is ready to move into now and offers a superb opportunity to acquire a modern, stylish, executive home on one of the most sought after developments on a fabulous plot and perfect aspect. 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. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay 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.

STYLISH 4 DOUBLE BEDROOM DETACHED HOME RECENTLY BUILT ON EXCLUSIVE DUCHY HOMES "THE MEADOWS" DEVELOPMENT

EPC RATING B

SEPARATE FORMAL FRONT LOUNGE & SEPARATE UTILITY

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

ACCOMMODATION

ENTRANCE HALL

Protected porchway leading in GRP double-glazed door. Welcome carpet mat flooring. Beautiful entrance hall with tiled flooring, radiator, carpeted stairs to first floor landing, under stairs cupboard, door leading off to WC, door leading off to lounge, open plan door leading off to dining/kitchen/family room, door leading to utility.

WC 4' 8" x 4' 7" (1.42m x 1.40m)

Tiled flooring, radiator, white hand basin with vanity unit beneath and chrome tap, toilet with concealed cistern and push button flush, front facing white uPVC double-glazed window with privacy glass.

LOUNGE 15' 4" x 9' 5" (4.67m x 2.87m)

Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant views. This is a lovely size lounge which is large enough to accommodate most arrangements of furniture.

UTILITY ROOM 6' 0" x 5' 4" (1.83m x 1.62m)

Tile flooring, GRP double-glazed side door leading to driveway, laminate work surface with storage cupboard beneath and space and plumbing for a washing machine and dryer either side, wall mounted central heating boiler.

KITCHEN/DINING/FAMILY ROOM 20' 2" x 14' 8" (6.14m x 4.47m)

A stunning space at the rear of the property with continuation of the stylish tile flooring, white uPVC double-glazed window and white uPVC double-glazed doors leading out to rear garden and patio, double radiator in the kitchen. The kitchen is in a white finish with grey slimline laminate work surfaces. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Integrated fridge/freezer, integrated dishwasher, integrated 4 ring ceramic hob with integrated extractor and glass splash back, double integrated electric oven. This lovely space is sufficient to accommodate a formal dining table and chairs and a lounge area where there are wall mounted electric sockets for a flat screen TV. LED recessed lights to ceiling and LED plinth lights.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, boiler cupboard providing additional storage, radiator. 5 doors leading off, 4 to bedrooms and 1 to bathroom.



MASTER BEDROOM 10' 5" x 10' 4" (3.17m x 3.15m)

Measurements taken at widest points. Carpet flooring, radiator, front facing white uPVC double-glazed window. Leading off the bedroom is a walkway with professionally installed wardrobes to either side providing a good degree of storage and hanging space, professionally installed as upgrades to standard spec. Door leading off to en-suite.

EN-SUITE 8' 0" x 5' 8" (2.44m x 1.73m)

Stylish marble effect tile flooring, side facing white uPVC double-glazed window with privacy glass. Walk in double shower cubicle with fixed glass shower screen and shower fed from the main hot water system comprising overhead waterfall style shower and separate hand held shower. Stylish basin with chrome tap sat within a drawer unit and toilet with concealed cistern and push button flush. Double width chrome towel heater style radiator, recessed lights to ceiling and extractor fan. The tiling choices are very tasteful.

BEDROOM 2 11' 0" x 10' 3" (3.35m x 3.12m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a good size double bedroom.

BEDROOM 4 9' 7" x 8' 0" (2.92m x 2.44m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a double bedroom.

BEDROOM 3 9' 5" x 8' 7" (2.87m x 2.61m)

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

BATHROOM 7' 3" x 5' 6" (2.21m x 1.68m)


Stylish marble-effect tile flooring, double size chrome towel heater style radiator, white toilet with concealed cistern and push button flush, white hand basin within stylish drawer unit and chrome tap, bath with panel, chrome tap with showerhead attachment. The walls are finished to approx. half height around the bath, basin and toilet area in a stylish tiled finish, recessed lights and extractor fan.

EXTERNALLY

Occupying a lovely spot within the estate with south facing back garden. the property has a block paved driveway for multi-vehicle parking extending to around 50ft leading to a detached garage. The rear garden currently has a paved area and paved patio area immediately adjacent to the kitchen patio doors and enjoys a very desirable southern aspect and provides an opportunity for further landscaping to suits the needs of the new owners. It is a lovely garden space which will become a real suntrap haven in the future.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(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.