



## Halesworth Drive, Havelock Park, Sunderland

**Offers in the Region of £175,000**

**EXCEPTIONAL 3 BEDROOM DETACHED HOME**

**DRIVEWAY AND GARAGE**

**LARGE REAR GARDEN PLOT WITH SOUTH FACING ASPECT & DECKED SUN TERRACE**

**EN SUITE TO MASTER BEDROOM**

**EPC RATING (to follow)**

**STYLISH OPEN PLAN FEEL WITH PORCELAIN ITALIAN CARRARA STYLE FLOOR TILES THROUGHOUT GROUND FLOOR**

EXCEPTIONAL 3 BEDROOM DETACHED HOME - EN SUITE TO MASTER BEDROOM - DRIVEWAY AND GARAGE - LARGE REAR GARDEN PLOT WITH SOUTH FACING ASPECT & DECKED SUN TERRACE - STYLISH OPEN PLAN FEEL WITH PORCELAIN ITALIAN CARRARA STYLE FLOOR TILES THROUGHOUT GROUND FLOOR - IMPRESSIVE MEDIA WALL - RECENT DESIGNER STYLE FITTED KITCHEN/DINING ROOM - BEAUTIFUL STYLISH HOME ... Good Life Homes are delighted to bring to the market one of the finest homes of its type we've had the pleasure to market. Given a designer touch throughout, the property is absolutely stunning and also benefits from being on a large south facing rear garden plot with lawn, fruit trees and decked sun terrace. Internally the ground floor has Italian style porcelain Carrara marble style floor tiles throughout creating an impressive modern flow. Central to the lounge is a terrific, bespoke media wall. A recently installed designer kitchen leaves ample room for a dining table and even the downstairs wc has had a designer makeover! On the first floor there are 3 double bedrooms with an en suite to the master bedroom plus a separate bathroom. Externally to the front is a driveway leading to an attached garage which has an integral door leading directly into the house! A beautiful modern ready to move into home which 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 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 you will pay us nothing unless we sell your home!

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## ACCOMMODATION

### ENTRANCE HALL

White uPVC double-glazed door. Marble effect tile flooring, carpeted stairs to first floor landing, radiator, side facing white uPVC double-glazed window, door leading off to lounge.

### LOUNGE 16' 9" x 11' 3" (5.10m x 3.43m)

Impressive marble effect tile flooring throughout, double radiator, front facing white uPVC double-glazed window. Fabulous media wall with inbuilt fire and space for tv and sky controls. Door leading off to kitchen.

### KITCHEN DINING ROOM 11' 2" x 9' 8" (3.40m x 2.94m)

Continuation of the marble effect tile flooring creating a wonderful flow throughout the ground floor, rear facing white uPVC double-glazed window with views over the garden, double radiator. Fabulous recently installed fitted kitchen with a range of wall and floor units in a white high gloss finish and white quartz work surfaces with inset stainless-steel sink and monobloc tap. Integrated electric oven, 4 ring ceramic hob, space for tall fridge/freezer, space washing machine. Ample space for a dining table and chairs. Door leading off to rear lobby.

### REAR LOBBY

Continuation of the marble effect tile flooring, double glazed door leading to rear patio and garden, integral door leading to the garage, door leading off to WC.

### GROUND FLOOR WC 4' 6" x 3' 2" (1.37m x 0.96m)

Stunning WC with tiled flooring, Farrow And Ball grey paint to the walls and radiator, white toilet with low level cistern, white hand basin with chrome taps, rear facing white uPVC double-glazed window with privacy glass.

### FIRST FLOOR LANDING

Natural wood flooring which extends into each bedroom. 4 doors leading off; 3 to bedrooms and 1 to bathroom.

### MASTER BEDROOM 13' 3" x 11' 3" (4.04m x 3.43m)

Natural wood flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space with partially mirrored doors, door leading off to en-suite.



### EN-SUITE 6' 0" x 5' 1" (1.83m x 1.55m)

Marble effect tile flooring, white toilet with low level cistern, white sink with single pedestal and chrome tap, corner shower with sliding glass doors and shower fed from the hot water system, comprising fixed overhead shower and separate hand held shower. The walls are finished in a stylish tile with mosaic style feature tile within the shower. Black towel heater style radiator completes the look with uPVC cladding to the ceiling and recessed lights.

### BEDROOM 2 10' 9" x 8' 9" (3.27m x 2.66m)

Natural wood flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space. This is a good size double bedroom.

### BEDROOM 3 11' 3" x 7' 0" (3.43m x 2.13m)

Natural wood flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes providing a good degree of storage and hanging space. This room would accommodate a double bed if necessary.

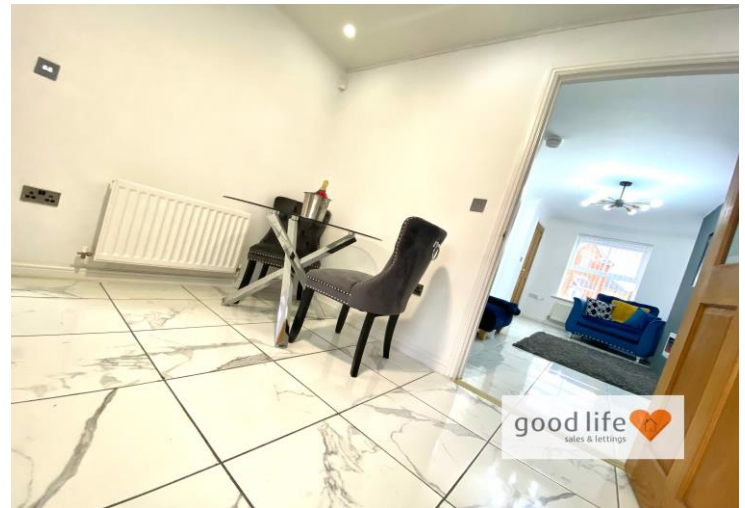
### EXTERNALLY

Block paved driveway suitable for parking at least 1 vehicle leading to attached garage with additional on street parking and the potential to extend the driveway further. The property benefits from a lovely size rear garden plot with a sunny southern aspect. Block paved patio immediately adjacent to the house and a well maintained lawn extending to the perimeter fencing with borders. Part of the garden has raised decking perfectly positioned to take full advantage of the sun and create a lovely evening lounge area. There is a number of fruit trees. This is a fabulous garden plot with further room to extend if necessary.

### GARAGE 16' 3" x 8' 6" (4.95m x 2.59m)

Manual up and over garage door, electric lighting and electric sockets. Integral door leading into rear lobby.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			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.