



## Sutherland Drive, Grindon, Sunderland

**Offers in the Region of £275,000**

**STUNNING 4 DOUBLE BEDROOM DETACHED HOME**

**CURRENTLY LAID OUT AS A 3 BED WITH PETITION WALL REMOVED BETWEEN BEDROOM 3 & 4 CREATING A HUGE ROOM BUT BUYERS COULD RETURN TO ORIGINAL LAYOUT**

**BEAUTIFUL FLOORING THROUGHOUT GROUND FLOOR**

**BEAUTIFULLY PRESENTED THROUGHOUT**

**EPC RATING (to follow)**

**IMPRESSIVE MEDIA WALL IN MAIN LOUNGE WITH SPACE FOR 65 INCH TV & FABULOUS DESIGNER STYLE PLASMA FIRE**

STUNNING 4 DOUBLE BEDROOM DETACHED HOME - BEAUTIFULLY PRESENTED THROUGHOUT - CURRENTLY LAID OUT AS A 3 BED WITH PETITION WALL REMOVED BETWEEN BEDROOM 3 & 4 CREATING A HUGE ROOM BUT BUYERS COULD RETURN TO ORIGINAL LAYOUT - BEAUTIFUL FLOORING THROUGHOUT GROUND FLOOR - IMPRESSIVE MEDIA WALL IN MAIN LOUNGE WITH SPACE FOR 65 INCH TV & WITH FABULOUS DESIGNER STYLE PLASMA FIRE - DOUBLE DRIVEWAY TO FRONT - GARAGE - EXTENSIVE DECKING TO REAR WITH STEPS LEADING DOWN TO LAWN - READY TO MOVE INTO HOME... Good Life Homes are delighted to bring to the market an exceptional ready to move into home of considerable quality presented to high standards. Originally a 4 double bedroom home, the petition wall between bedrooms 3 and 4 has been removed to create one huge room which runs front to rear but the 2 access doors from the landing to the original 2 bedrooms remain in place which means the petition wall could fairly easily be reinstated by the new owners if required. On the ground floor the property is beautifully and stylishly presented with tiled flooring throughout, replacement internal doors, stunning media wall and double doors leading through into dining room. The dining room has patio doors leading out to the garden and a door leading into a fabulous modern kitchen. Leading off the kitchen is a separate utility also with access to the garden and a stylish wc leads off. On the first floor there are 3/4 double bedrooms depending on the individual needs of the new owners, a family bathroom and an en suite leading off the master bedroom. To the rear is an extensive decked patio with steps leading down to a further area of lawn. The property is attractively illuminated to the front and rear creating real kerb-appeal - this is an attractive home and is sure to appeal. 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.

46 Windsor Terrace , Sunderland, SR2 9QF  
Tel: 0191 565 66 55 Email: [info@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)  
[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

## ACCOMMODATION

### ENTRANCE HALL

Entrance via GRP door. White porcelain flooring, radiator, carpeted stairs to first floor landing, recessed lights to ceiling, contemporary door leading off to lounge.

### LOUNGE 17' 0" x 12' 3" (5.18m x 3.73m)

Measurements taken at widest point. Continuation of the white porcelain flooring, double and single radiator, front facing white uPVC double-glazed bay window with fitted blinds. Superb media wall with 65 inch TV space and stylish plasma style fire built underneath, double doors leading through to dining room.

### DINING ROOM 9' 9" x 9' 1" (2.97m x 2.77m)

Continuation of the white porcelain flooring, radiator, white uPVC double-glazed windows situated either side of a white uPVC double-glazed patio doors leading out to rear patio and garden all with fitted blinds. Door leads off to the kitchen.

### KITCHEN 9' 9" x 9' 8" (2.97m x 2.94m)

Continuation of the white porcelain flooring, white uPVC double-glazed window with fitted blinds. Designer style kitchen with handle-less units and stylish works surfaces with integrated appliances including electric integrated oven, 4 ring ceramic NEFF hob, stunning sink with flexible Monobloc tap, door leading off to utility.

### UTILITY ROOM 7' 0" x 5' 5" (2.13m x 1.65m)

Continuation of the white porcelain flooring, radiator, stainless steel sink with single bowl, single drainer and Monobloc tap, space and plumbing for a washing machine, space for tall fridge/freezer, double-glazed door leading to rear garden, side facing white uPVC double-glazed window, wall mounted central boiler. Door leading off to WC.

### WC 5' 5" x 3' 2" (1.65m x 0.96m)

Continuation of the white porcelain flooring, radiator, hand basin with chrome tap, white toilet with low level cistern, side facing white uPVC double-glazed window with privacy glass.

### FIRST FLOOR LANDING

Loft hatch, built-in cupboard housing the hot water tank. Doors leading off to family bathroom and bedrooms.

### FAMILY BATHROOM 6' 9" x 5' 5" (2.06m x 1.65m)

Stylish stone-effect tile flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling, extractor fan. Designer bathroom suite comprising; bath with tiled panel, chrome taps, designer style sink built into drawer unit with matching toilet with low level cistern. The walls are finished in a stone-effect tile with mosaic feature wall.



### PRINCIPAL BEDROOM 10' 10" x 10' 3" (3.30m x 3.12m)

A large double, the measurements of which do not include the depth of the fitted wardrobes. Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed bay window. 2 double built-in double wardrobes providing a good degree of storage and hanging space. Door leading off to en-suite.

### EN-SUITE SHOWER ROOM 7' 4" x 3' 0" (2.23m x 0.91m)

Laminate wood-effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, sink with single pedestal and chrome tap, walk-in shower unit with folding glass door and shower fed from the main hot water system.

### BEDROOM 2 9' 6" x 8' 7" (2.89m x 2.61m)

Radiator, rear facing white uPVC double-glazed window, double built-in wardrobes providing a good degree of storage and hanging space. This is also a lovely double bedroom. There is no photograph as the client was in the process of completing a room renovation.

### BEDROOM 3 AND 4 COMBINED 19' 4" x 8' 8" (5.89m x 2.64m)

The dividing wall between the 2 rooms has been removed to create one very large bedroom, everything else remains in place, including the access doors from the landing, 2 white uPVC double-glazed windows, front and rear facing, and 2 radiators, front and rear facing. It would be fairly straight forward to put these rooms back to 2 double bedrooms but for now they currently operate as one very large room.

### GARAGE

Electric up and over garage door.

### EXTERNALLY

Multi-vehicle driveway with well-maintained front garden and integral garage. The property has extensive area of decked patio to the rear with stairs leading down to a further part of the garden which is mainly lawn to lawn concealed behind the shrubs in the picture.

