



Queen Alexandra Road, Ashbrooke, Sunderland

Offers in the Region Of £400,000

IMPRESSIVE EXTENDED 4 BEDROOM 3 BATHROOM SEMI-DETACHED HOME

ATTRACTIVE OPEN ASPECT TO REAR OVER SCHOOL GROUNDS

TASTEFULLY PRESENTED WELL-MAINTAINED QUALITY INTERIOR

IMPOSING HOME ON TERRIFIC CORNER PLOT WITH SOUTH & WEST FACING PRIVATE "SUN-TRAP" GARDENS TO THE SIDE

EPC RATING (to follow)

TWO STUNNING RECEPTION ROOMS EITHER SIDE OF AN EQUALLY IMPRESSIVE ENTRANCE HALL & STAIRCASE

IMPRESSIVE EXTENDED 4 BEDROOM 3 BATHROOM SEMI-DETACHED HOME - IMPOSING HOME ON TERRIFIC CORNER PLOT WITH SOUTH & WEST FACING PRIVATE "SUN-TRAP" GARDENS TO THE SIDE - ATTRACTIVE OPEN ASPECT TO REAR OVER SCHOOL GROUNDS - TASTEFULLY PRESENTED WELL-MAINTAINED QUALITY INTERIOR - TWO STUNNING RECEPTION ROOMS EITHER SIDE OF AN EQUALLY IMPRESSIVE ENTRANCE HALL & STAIRCASE - LARGE GARAGE & GENEROUS DRIVEWAY - A UNIQUE & RARE HOME OF UNDOUBTED QUALITY ... Good Life Homes are delighted to bring to the market a home of undoubted presence and quality situated on a prominent corner site on Queen Alexandra Road. Considerably and thoughtfully extended by the current owners this impressive home offers a rare opportunity for discerning purchasers and briefly comprises; 2 impressive reception rooms either side of an equally impressive entrance hall with period staircase and gorgeous window. Kitchen with granite work surfaces, downstairs WC, 4 bedrooms on the first floor, 2 with en suite, plus large family bathroom with separate bath and walk-in shower. Externally, there are gardens to the front and rear with the main garden positioned to the side enjoying a wonderful south and western aspect. A large garage with electric door provides comfortable parking in addition to the generous driveway. There is also a large outside utility room with sink and electrics providing additional useful storage space. An outstanding opportunity, 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.

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ACCOMMODATION

ENTRANCE PORCH

Entrance via glazed door. Tiled flooring, glazed door into entrance hall.

ENTRANCE HALL

Beautiful entrance hall extending approx. 17ft by 7ft 9". Laminate wood-effect flooring, double radiator, period staircase leading to first floor landing, wonderful single-glazed archway window with terrific views, built-in cupboards including storage Including meter cupboard. Doors leading off to reception room 1, reception room 2 and kitchen.

RECEPTION ROOM 1 19' 2" x 13' 5" (5.84m x 4.09m)

Beautiful large room with original natural wood flooring, double radiator, feature fireplace in a stone finish with electric "Optimyst" stove-effect fire, front facing wooden framed double-glazed leaded bay window.

RECEPTION ROOM 2 20' 9" x 13' 4" (6.32m x 4.06m)

Measurements taken into bay window. Original parquet natural wood flooring, front facing wooden framed single-glazed leaded bay window, rear facing wooden framed single-glazed leaded window with patio door leading out to rear patio and garden. A chimney breast recess has been created with the added benefit of an electric fire. Secluded staircase positioned in the corner of the second reception room leading up into the extension with front facing uPVC double-glazed leaded stained arched window and electric plinth heater.

KITCHEN 13' 4" x 11' 10" (4.06m x 3.60m)

Tiled flooring, double radiator, rear facing wooden framed double-glazed window and door leading out to rear garden and patio, both offering lovely views over school playing fields. Modern fitted kitchen with a range of wall and floor units in a cream shaker style finish with granite work surfaces. Integrated dishwasher, freestanding Smeg oven with 4 ring gas hob and feature extractor chimney in stainless steel finish. Integrated fridge/freezer. Ample space for a dining table and chairs.

FIRST FLOOR LANDING

Beautiful arced original window with lovely views. Built-in cupboard providing storage, loft hatch, pull down ladders. Doors leading off to bathroom and 3 to bedrooms.

BEDROOM 1 19' 0" x 9' 7" (5.79m x 2.92m)

Measurements do not include depth of fitted wardrobes. Laminate wood-effect flooring, extensive fitted wardrobes to 1 wall providing a good degree of storage and hanging space, radiator, front facing wooden framed single-glazed leaded bay window. This is a large double bedroom.

BEDROOM 4 10' 0" x 9' 6" (3.05m x 2.89m)

Carpet flooring, radiator, front facing wooden framed single-glazed leaded window, built-in cupboard providing useful storage space. Currently used as a study but this room would accommodate a double bed.

BATHROOM 13' 2" x 8' 9" (4.01m x 2.66m)

Recently renovated this lovely spacious room comprises; tiled flooring, tall chrome towel heater style radiator, rear facing single-glazed window with privacy glass. Double walk-in shower cubicle with fixed glass shower screen and shower fed from the main hot water system, toilet with low level cistern, sink built into a double drawer unit with chrome tap, separate bath with chrome taps. The walls are finished in a stylish tile with mosaic border.

BEDROOM 3 20' 7" x 13' 4" (6.27m x 4.06m)

Laminate wood-effect, radiator, front facing lovely wooden framed leaded bay window, additional wooden framed single-glazed leaded window rear facing with views over playing fields. This is a large double bedroom with the added benefit of fitted wardrobes to 1 wall. Door leading off to en suite.



EN SUITE 10' 2" x 6' 2" (3.10m x 1.88m)

The room is L-shaped to accommodate shower cubicle. Tiled flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling, single shower cubicle with shower fed from the main hot water system and toilet with concealed cistern and push button flush, sink built into tiled unit with chrome tap. Door leads off to separate first floor landing.

SEPERATE FIRST FLOOR LANDING

Accessed from the en suite in bedroom 3 but also from the fixed staircase in the corner of the second reception room, the first floor landing forms part of an extension to the original house and has built-in cupboards providing additional storage, door leading off to bedroom 3.

BEDROOM 3 15' 8" x 10' 10" (4.77m x 3.30m)

An absolutely stunning room with laminate wood-effect flooring, 3 white uPVC double-glazed windows, 2 front and 1 side facing. 2 radiators, professionally installed built-in wardrobes make full use of the available space on 1 particular wall, with added benefit of built-in shelving and matching doors leading into further en suite.

EN SUITE 7' 8" x 4' 9" (2.34m x 1.45m)

Tiled flooring, chrome towel heater style radiator, white uPVC double-glazed window with privacy glass, white toilet with concealed cistern and push button flush, white built-in sink with chrome tap, single shower cubicle with shower fed from the main hot water system.

SEPERATE UTILITY 10' 5" x 8' 7" (3.17m x 2.61m)

Measurements are approx. Door leading to the rear and side garden, electric sockets and lighting, Belfast sink with taps and work bench underneath which proves space for washing machine and dryer.

EXTERNALLY

The property is situated on a generous garden plot with beautiful perimeter wall, timber gates providing access onto a block paved driveway and generous garage. Well maintained gardens to the front, side and rear. Well maintained lawn garden, block paved driveway suitable for comfortably parking 1 or 2 vehicles plus garage parking, side garden with south and westly faced views, perimeter fencing providing a degree of privacy. Extensive patio and well maintained lawn, offering a real sun trap position. Lawn, extensive patio, lovely views over school playing fields, door leading to tool cupboard storage, door garage, door separate utility.

GARAGE 18' 0" x 16' 4" (5.48m x 4.97m)

Measurements taken at widest points. Access width of approx. 11 foot for vehicle access. Electric roller shutter garage door, electric lighting and sockets. Pedestrian door to the rear providing access to the rear patio and garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	65	78
England & Wales	EU Directive 2002/91/EC	