



## Knightswood, Doxford, Sunderland

**Offers in the Region Of £189,995**

**BEAUTIFUL, MODERN, SPACIOUS 2 BEDROOM BUNGALOW**

**QUALITY ONE LEVEL LIVING AGE RESTRICTED FOR OVER 55's**

**GREAT LOCATION WITHIN RETIREMENT COMPLEX CLOSE TO DOXFORD SHOPPING CENTRE/MORRISONS/ALDI ETC ...**

**FREEHOLD**

**EPC RATING B**

**BI-FOLD DOORS OPENING ONTO VERY GENEROUS PRIVATE GARDEN PLOT WITH SOUTH AND WEST SUNNY ASPECT**

BEAUTIFUL, MODERN, SPACIOUS 2 BEDROOM BUNGALOW - FREEHOLD - QUALITY ONE LEVEL LIVING AGE RESTRICTED FOR OVER 55's - GREAT LOCATION WITHIN RETIREMENT COMPLEX CLOSE TO DOXFORD SHOPPING CENTRE/MORRISONS/ALDI ETC ... - BI-FOLD DOORS OPENING ONTO VERY GENEROUS PRIVATE GARDEN PLOT WITH SOUTH AND WEST SUNNY ASPECT - GENEROUS ROOM SIZES - OPEN PLAN LOUNGE TO QUALITY KITCHEN WITH INTEGRATED APPLIANCES - COMFORTABLE LOUNGE WITH AMPLE SPACE FOR DINING TABLE - A QUALITY READY TO MOVE INTO BUNGALOW ON A GENEROUS PRIVATE PLOT - CAR PARKING IN BAYS A FEW YARDS FROM FRONT DOOR ... Good Life Homes are delighted to bring to the market an exceptional modern 2 bedroom bungalow built within the retirement complex close to Morrisons and offering spacious quality one-level living. Offering probably the best plot of all of the bungalows, the property enjoys a lovely wrap-around generous rear garden with south and west aspects and a lovely sunny patio accessed via bi-fold doors from the lounge. The current owners have upgraded what was already a high spec home and we're confident that if it's a modern ready to move into bungalow you're looking for, you'll be hard pressed to find anything better within this price range. Briefly comprising; generous entrance hall, 2 bedrooms, lovely bathroom, lounge with bi-fold doors onto garden and open plan to high spec kitchen. Externally to the front are ample communal parking bays. To the rear there's a generous garden plot which is well maintained with patio and lawn. 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

### LARGE ENTRANCE HALL

Entrance via GRP double-glazed door. Tiled wood-effect flooring, radiator, large built-in cupboard providing lots of storage and coat hanging space. 4 doors leading off, 2 to bedrooms, 1 to bathroom, 1 to lounge.

### BATHROOM 8' 6" x 6' 9" (2.59m x 2.06m)

A lovely large bathroom with vinyl tile-effect flooring, large white towel heater style radiator, raised uPVC double-glazed window with privacy glass. Beautiful well appointed bathroom suite comprising; sink built into vanity unit with chrome tap, toilet with low level cistern, large double walk-in shower with glass shower screen over and shower fed from main hot water system comprising; fixed overhead waterfall shower and separate hand held shower with handy wall mounted grab rail. The walls are finished in uPVC cladding. Recessed lights to ceiling.

### BEDROOM 2 10' 4" x 7' 6" (3.15m x 2.28m)

Laminate wood-effect flooring, double freestanding wardrobe which could be removed, double designer style flat panel radiator, white uPVC window virtually floor to ceiling with fitted blinds and views over the garden. This is a lovely second bedroom but would equally make a terrific study or hobbies room with really pleasant views.

### BEDROOM 1 12' 8" x 10' 10" (3.86m x 3.30m)

Measurements taken at widest points. Laminate wood-effect flooring, flat panel radiator, white uPVC double-glazed window almost floor to ceiling with fitted blinds and lovely views over the garden. Wardrobe to 1 wall providing a good degree of storage and hanging space. This is a very good size double bedroom.

### LOUNGE 14' 0" x 12' 9" (4.26m x 3.88m)

Continuation of the wood-effect tile creating a lovely flow to the space, double radiator and bi-fold doors leading out to the rear patio and garden with fitted blinds, open plan to the kitchen.

### KITCHEN 10' 3" x 7' 6" (3.12m x 2.28m)

Granite quartz style flooring, gorgeous modern fitted kitchen with a range of wall and floor units in a white high gloss finish with integrated electric oven, integrated fridge/freezer, integrated washing machine, integrated dishwasher, ceramic



hob in feature extractor stainless steel finish and matching splash back. The work tops are in a quartz style in inset stainless steel sink and flexible Monobloc tap. Recessed lights to ceiling, extractor fan. The kitchen and living space are a lovely open space with sufficient room for all sorts of arrangements of furniture plus dining table and chairs as can be seen in the photographs.

### EXTERNALLY

Ample parking bays to the front for owner and visitor parking. This particular bungalow benefits from one of the large garden plots which is well organised with an area of paved patio immediately adjacent to the bi-fold doors from the lounge and well maintained area of lawn running along the back and side. The aspect to the rear is south and west which means it enjoys sunshine for the majority of the day, weather permitting. It is a real bonus for anyone who is particularly looking for a larger well maintained and easy to manage garden space.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	82	
(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	