



## Tarn Drive, Grangetown, Sunderland

**Offers in the Region Of £259,995**

**STUNNING GREATLY EXTENDED 2 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW**

**COMPLETE ONE-LEVEL LIVING**

**BEAUTIFUL GARDEN PLOT WITH SOUTH WEST SUNNY ASPECT WITH PRIVATE SUN TRAP PATIO & MULTIPLE SEATING AREAS**

**ONE DOUBLE BEDROOM WITH WALK-IN CONCEALED CLOSET  
ANOTHER DOUBLE BEDROOM WITH STYLISH EN SUITE**

**EPC RATING C**

**SEPARATE TV ROOM/LOUNGE**

STUNNING GREATLY EXTENDED 2 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW - ONE DOUBLE BEDROOM WITH WALK-IN CONCEALED CLOSET ANOTHER DOUBLE BEDROOM WITH STYLISH EN SUITE - COMPLETE ONE-LEVEL LIVING - BEAUTIFUL GARDEN PLOT WITH SOUTH WEST SUNNY ASPECT WITH PRIVATE SUN TRAP PATIO & MULTIPLE SEATING AREAS - SEPARATE TV ROOM/LOUNGE - STUNNING OPEN PLAN DESIGNER KITCHEN WITH BREAKFAST ISLAND AND ADDITIONAL FAMILY/LOUNGE ZONE WITH BI-FOLD DOORS ONTO REAR - MULTI-VEHICLE PARKING TO FRONT AND FUTURE POTENTIAL FOR GARAGE (subject to planning rules) - A DESIRABLE, QUIET, PRIVATE POSITION, WITHIN THIS POPULAR DEVELOPMENT ... Good Life Homes are delighted to market an exceptional opportunity to acquire a 2 double bedroom semi-detached bungalow on a terrific private plot, secluded to the rear. Recently extended to more than double its original size making this a unique home, this one-level bungalow has had the interior completely re-worked creating a stylish functional modern home. Briefly comprising; multi-vehicle driveway, entrance hall, double bedroom with walk-in concealed closet, small utility, TV room/lounge, bathroom with separate bath and shower, double bedroom with en suite shower room, stunning kitchen/family room with island and bi-fold doors, secluded rear patio and gardens with south and west aspects. This is a perfect home for someone thinking of one-level living but doesn't necessarily want to compromise on space and would prefer something which is ready to move into. 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 HALL

Laminate wood-effect flooring, double built-in cupboard which provides useful storage and hanging space. Doors leading off to double bedroom 2, separate utility, bathroom, lounge. White uPVC double-glazed windows either side of the front door allowing lots of light into the entrance hall. Radiator providing heat to the space, loft hatch with pull down ladder providing convenient loft access.

### BEDROOM 2 14' 0" x 9' 8" (4.26m x 2.94m)

This is a good size double bedroom. Carpet flooring, radiator, white uPVC double-glazed window with lovely green views. The bed sits against a false wall to the rear with access either side opening onto a lovely walk-in wardrobe/dressing area fitted with multiple drawer units, shelving and hanging space with separate light and electric sockets.

### UTILITY 6' 3" x 4' 8" (1.90m x 1.42m)

Very handy utility space with laminate wood-effect flooring, built-in cupboards providing some shelving and storage. Space and plumbing for a washing machine and dryer. The current owner also has a chest freezer and sink unit with stainless steel sink and Monobloc tap. Useful coat hanging rails.

### LOUNGE/TV ROOM 11' 9" x 9' 8" (3.58m x 2.94m)

Carpet flooring, radiator, white uPVC double-glazed window with views over rear patio and garden. The current owners have this set up as a relaxing TV and cocktail room but could equally be a standard separate lounge, whatever the needs of the new owners.

### BATHROOM 9' 0" x 8' 0" (2.74m x 2.44m)

Stunning large bathroom with stylish tile choices in a grey finish with Metro tiles used as a feature wall behind the bath and in the shower. Black designer style radiator, white bath with black tap and tiled panels, white toilet with concealed cistern and push button flush, sink unit with black tap built into vanity unit with storage beneath, large double shower cubicle with low profile tray and sliding glass door leading into with black shower fed main hot water system comprising; fixed overhead shower and separate hand held shower. Continuation of the contemporary theme the shower panels also have black trim. Extractor fan. Recessed LED lights to ceiling white uPVC double-glazed window with privacy glass. This is a stunning bathroom by any standard.

### INTERNAL HALLWAY

Separate small walkway which provides access to the extended part of the property, built-in cupboards either side providing additional useful storage. The hallway opens up to include a mirrored wall with radiator and 2 doors leading off, 1 to principal bedroom and 1 to the kitchen/lounge.

### PRINCIPAL BEDROOM 10' 4" x 10' 3" (3.15m x 3.12m)

Carpet flooring, radiator, front facing white uPVC double-glazed window with lovely views over what is in effect a cul de sac. This is a good size with en suite leading off.

### EN SUITE 7' 0" x 5' 0" (2.13m x 1.52m)

Grey tiled flooring extending to 2 walls with stylish white Metro tiles acting as a tasteful contrast. White toilet with low level cistern, white sink with black tap built into grey vanity unit, double shower cubicle with low profile tray with glass sliding door providing access and black shower fed from the main hot water system comprising; fixed overhead shower and separate hand held shower. Black designer style towel heater style radiator. The shower frames continue the black theme for stunning effect. Extractor fan. Recessed led lights to ceiling.

### KITCHEN/LOUNGE 28' 5" x 10' 0" (8.65m x 3.05m)

This a stunning room and also part of the extension to the original property comprising; designer style kitchen with island to one end and natural family/lounge area to the other with bi-fold doors leading out to the rear garden and patio. uPVC double-glazed side door leading to the side of the property. The kitchen comprises a number of wall and



floor units in a dark grey high gloss finish with complementary laminate work surfaces. Granite style sink with bowl and a half, single drainer Monobloc tap. Integrated 4 ring ceramic hob with integrated extractor, Integrated oven, integrated dishwasher and bin cupboard, unit concealing microwave shelf. Space for American style fridge/freezer. The island unit is particularly impressive constructed using the same material as the kitchen units with large drawer units either side of the a built-in wine cooler, electric sockets mounted, breakfast bar overhang with space to house 4 breakfast stools. Above the island sits a stylish light unit for stunning effect. Bringing the 2 zones together is stylish stone-effect polished floor tiles which run through the whole space and 2 designer style vertical radiators situated either side of the large couch provides some natural sympathy. This is a fabulous kitchen by any standard and would be a joy to prepare food, eat food and socialise.

### EXTERNALLY

Situated in a beautiful position at the top of Tarn Drive with the benefit of a large plot. The bungalow has also recently benefitted from a large side extension creating significant additional living accommodation internally. Multi-car driveway plus much more on street parking with front lawn garden, resin driveway and GRP double-glazed door. The rear garden has been completely landscaped and enjoys a south and west facing aspect which means it enjoys sunshine for the majority of the day weather permitting. Resin path continues all the way around the side of the house from the front driveway to the rear. Large patio area offers complete privacy from any neighbouring houses and positioned to take full advantage of the sunny aspect. Steps lead to a raised area which provides additional patio and seating areas also with resin finish and artificial lawn ensures fairly low maintenance throughout the year. Additional drystone wall providing some raised borders. The side of the property has comfortable space for parking a vehicle behind timber gates, but it should also be noted there is additional width of 7ft approx. or more to further extend the width of the enclosed area which provides future potential for a garage if one was required. Either way, there is ample driveway and on street parking for multiple vehicles in what is a very secluded and quiet part of the development.

### GENERAL

The property benefits from a recent extension which significantly increases the size of the original property to the side and rear. A completely new roof has been put onto the whole house to ensure a perfect match between the older property and new extension. The accommodation is all on one level making it perfect for buyers requiring one level living including the patio area to the rear. However, the raised part of the garden does have some stairs leading to it. Loft access with pull down ladders providing extensive additional storage if required. Freehold.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	