



Copthill Way, Newbottle, Houghton Le Spring

Offers in the Region Of £314,995

STUNNING 4 DOUBLE BED DETACHED HOME

EN SUITE TO MASTER BEDROOM

SEPARATE HOME OFFICE ON GROUND FLOOR

EPC RATING B

EXCEPTIONAL LARGE SOUTH WEST FACING REAR GARDEN PLOT

MANY UPGRADES FROM STANDARD SPEC

STUNNING 4 DOUBLE BED DETACHED HOME - EN SUITE TO MASTER BEDROOM - SEPARATE HOME OFFICE ON GROUND FLOOR - EXCEPTIONAL LARGE SOUTH WEST FACING REAR GARDEN PLOT - MANY UPGRADES FROM STANDARD SPEC - EXPENSIVE LVT FLOORING TO LARGE PART OF GROUND FLOOR - STYLISH SHUTTERS FITTED TO FRONT ELEVATION - STUNNING HOME THROUGHOUT READY TO MOVE INTO ... Good Life Homes are delighted to bring to the market a stunning 4 bedroom detached home on the very popular, executive, Meadow View development perfectly situated a few minutes off the A690 with easy access into Sunderland, Washington and Durham. We doubt there will be a better home of its type available as the current owners opted for upgraded builder options from new and have made expensive additional upgrades themselves including quality LVT flooring and window shutters to the front elevation. The property sits on a large corner plot, partly walled, with a very generous rear garden enjoying a sunny south west aspect. The two car driveway leads to a garage which also benefits from a door leading directly into the garden. There's even an outside electric socket. Internally, the current owners present an immaculate home with spacious entrance hall, wc, terrific separate home office, lounge with doors leading out to patio and fabulous dining kitchen with breakfast bar, integrated appliances and doors leading out to the rear garden. On the first floor there are double built-in cupboards on the landing, 4 double-size bedrooms and a spacious family bathroom. The master bedroom boasts fitted robes and a lovely en-suite. This is a stunning home, beautifully presented, on a great plot facing the right way and with many upgrades. What more could you want? Viewing arrangements can be made by contacting the 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

This particular style of property enjoys a lovely entrance hall. The current owners have incurred considerable expense laying a quality LTV flooring in herringbone format to the entrance hall, kitchen and dining space. Impressive staircase leading to first floor landing, large built-in cupboard, radiator, alarm key pad, side facing white uPVC double-glazed window with fitted blinds. Doors leading off to WC, home office, lounge and dining kitchen.

WC 4' 11" x 4' 8" (1.50m x 1.42m)

Quality LVT flooring, radiator, wall mounted handbasin with chrome tap, toilet with concealed cistern and push button flush. Built-in mirror to one wall, extractor fan.

HOME OFFICE 10' 5" x 7' 4" (3.17m x 2.23m)

Carpet flooring, radiator, front facing white uPVC double-glazed window with fitted blinds. This is a fabulous working from home office.

LOUNGE 13' 5" x 12' 0" (4.09m x 3.65m)

Carpet flooring, radiator, wall mounted thermostat for the central heating system, white uPVC double-glazed doors leading to rear patio and enjoying lovely views over the garden. This is a good size room and would accommodate most arrangements of furniture, built-in blinds to the windows and door. Please note, that there are 2 thermostats in the property, one downstairs and one upstairs, allowing efficient dual zone monitoring which scores highly on the EPC report.

DINING KITCHEN 19' 1" x 15' 8" (5.81m x 4.77m)

The room is L-shaped and measurements taken at widest points. A superb family space with quality LVT flooring fitted throughout, 2 radiators providing heat to the space, 3 uPVC double-glazed windows, side and rear facing. 2 of the windows have stylish fitted blinds and white uPVC double-glazed doors leading out to the rear patio and offering additional views over the gorgeous rear garden. This fabulous space also includes designer style upgraded kitchen from the developer with a range of wall and floor units in a dark grey/graphite style finish with contrasting quality work surfaces, including a breakfast bar returning and overhang allowing informal dining. Quartz style sink with bowl and a half, single drainer and Monobloc tap. Integrated 4 ring Zanussi induction hob with built-in extractor, quality integrated Zanussi oven and matching Zanussi



microwave (combination oven) both integrated. Double integrated fridge/freezer, integrated washing machine, integrated dishwasher. Part of the room nearest the patio doors offers a lovely space for dining table and chairs as can be seen in the photographs.

FIRST FLOOR LANDING

Large double built-in cupboards, front facing white uPVC double-glazed window with fitted blinds, radiator, loft hatch. 5 doors leading off, 4 to bedrooms and 1 to bathroom.

PRINCIPAL BEDROOM 10' 11" x 9' 7" (3.32m x 2.92m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Double built-in wardrobe providing plenty of storage and hanging space, wall mounted thermostat for the central heating system. Door leading off to en-suite.

EN SUITE 7' 8" x 3' 6" (2.34m x 1.07m)

Tiled flooring, white towel heater style radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with concealed cistern and push button flush, sink with chrome tap, double shower cubicle with sliding glass doors and shower fed from the main hot water system. Quality tile choices in the shower area which continue to half height around the sink and WC. Recessed LED lights to the ceiling and extractor fan.

BATHROOM 8' 6" x 6' 2" (2.59m x 1.88m)

A lovely spacious family bathroom. Laminate wood-effect flooring, towel heater style radiator, front facing white uPVC double-glazed window with privacy glass. White toilet with concealed cistern and push button flush, wall mounted sink with chrome tap, bath with panel, chrome taps with showerhead attachment. Recessed LED lights to the ceiling, and the walls are finished in a stylish tasteful ceramic tile.

BEDROOM 2 12' 7" x 8' 6" (3.83m x 2.59m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a good size double bedroom.

BEDROOM 4 9' 1" x 8' 0" (2.77m x 2.44m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a double bedroom.

BEDROOM 3 9' 10" x 7' 4" (2.99m x 2.23m)

Carpet flooring, radiator, front facing white uPVC double-glazed window with fitted blinds. This is also a double bedroom.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(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	
<small>www.epc4u.com</small>			

