

Leighfield Drive

Burdon Rise

Sunderland

SR3 2DD



# Leighfield Drive

£394,995

## INTRODUCTION

QUALITY VERY SPACIOUS 4 DOUBLE BEDROOM DETACHED HOME - SUNDERLANDS MOST PRESTIGIOUS DEVELOPMENT - AROUND £25,000 OF ADDITIONAL BUILDER UPGRADES - LARGE GARDEN PLOT WITH SUNNY ASPECT - STUNNING REAR WITH FAMILY/DINING/KITCHEN ZONE WITH LARGE ISLAND - SILESTONE (Hard Quartz) WORK TOPS PLUS ISLAND INCLUDING SILESTONE UPSTANDS - BREAKFAST-BAR ISLAND WITH INDUCTION HOB & INFORMAL SEATING FOR UP TO 4 - STUNNING LARGE MASTER BEDROOM WITH EN SUITE LEADING OFF - QUALITY FAMILY BATHROOM WITH DOUBLE SHOWER AND SEPARATE BATH - FITTED WARDROBES - LARGE GARAGE (10ft WIDTH APPROX) WITH INTEGRAL DOOR INTO ENTRANCE HALL ...

## ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, radiator, attractive staircase to first floor, integral door leading to garage, door leading to understairs cupboard, door leading to lounge, door leading to dining kitchen.

## GARAGE

Very generous garage large than standard single. Electric lighting, manual up and over garage door, electric socket. The garage is the location for the central heating boiler, integral door leading into the entrance hall.

## LOUNGE

A lovely large lounge with laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. Recessed lights to ceiling.

## DINING KITCHEN

Measurements taken at widest points, the room is L-shaped.

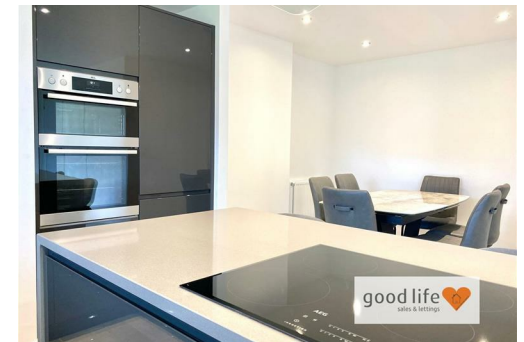
A stunning dining kitchen positioned towards the rear of the property with a host of upgrades including porcelain tile flooring, designer style kitchen in a dark grey finish with "Silestone" quartz work surfaces and island with matching work surfaces and upstands, creating not only a cooking area with 4 ring induction hob but also a informal dining place for up to 4 seats. The kitchen benefits from integral double AEG oven, double integrated fridge/freezer, integrated dishwasher, inset sink with bowl and a half and matching Monobloc tap. recessed lights to ceiling. Ceiling mounted extractor fan and built-in display shelving. The kitchen layout is superbly designed to accommodate dining table and chairs and also a family room seating area depending on the needs of the new owners. Upgraded designer style flat panel radiator. White uPVC double-glazed window looking out to rear garden and white uPVC double-glazed doors leading out to rear garden and patio, door leading to separate utility.

## UTILITY ROOM

Continuation of tiled flooring from the kitchen. Stone-effect laminate work surface, additional storage cupboard matching the kitchen units beneath work top, space and plumbing for a washing machine, stainless steel sink with single bowl, single drainer, consumer unit and thermostat for central heating system. Double-glazed door rear garden. Door leading off to WC.

## W C

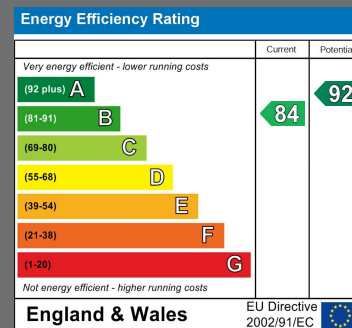
Continuation of the tiled flooring from the utility, hand basin with chrome tap, toilet with concealed cistern and push button flush. Stylish tile choices to half height with brushed chrome edging strips, radiator, rear facing white uPVC double-glazed window with privacy glass.



Local Authority

Council Tax Band

E



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





## Contact

0191 565 6655

[info@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)

[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

## Good Life Homes - Sales

46 Windsor Terrace Ryhope Road  
Sunderland  
Tyne and Wear  
SR2 9QF



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