

Beechbrooke

Ryhope  
Sunderland  
SR2 0NZ



# Beechbrooke

£410,000

## INTRODUCTION

PROBABLY THE FINEST PROPERTY ON THE DEVELOPMENT - VERY SPECIAL UNIQUE 4 BED DETACHED WITH 2 EN SUITE BATHROOMS

- HUGE EXTENDED AND RE-MODELLED INTERIOR - STUNNING MODERN HOME WITH STYLISH DESIGN TOUCHES THROUGHOUT

- DOUBLE DRIVEWAY PLUS GARAGE - FABULOUS LARGE PRINCIPAL BEDROOM WITH BALCONY & EN SUITE BATHROOM - STUNNING WHITE KITCHEN WITH ISLAND AND WHITE QUARTZ WORK-SURFACES

- PROFESSIONAL LANDSCAPING TO FRONT & REAR - THIS STUNNING HOME HAS TO BE SEEN TO REALLY APPRECIATE THE DESIGN, SPACE AND QUALITY ON OFFER ...

## ENTRANCE HALL

Entrance via GRP double-glazed door. Quality LTV flooring running throughout, under stairs cupboard providing some storage, beautiful glass chrome and wood staircase with LED lighting and quartz feature wall, flat panel radiator, alarm keypad. Door leading off to dining room, door leading off to kitchen, double doors leading off to lounge, door leading off to WC.

Part of the ceiling of the entrance hall is devoted to a glass viewing panel which allows not only shared light to come from the landing and into the hallway (vice versa) and also allows views of the landing and entrance hall (vice versa.)

## W C

Quality LVT flooring, flat panel radiator, quartz mounted hand basin with chrome tap, toilet with concealed cistern and push button flush, quality textured tile choices and floating mirrored panels to wall and ceiling with hidden illumination for stunning effect, front facing white uPVC double-glazed window with privacy glass.

## LOUNGE

The room is slightly L-shaped and measurements taken at widest points.

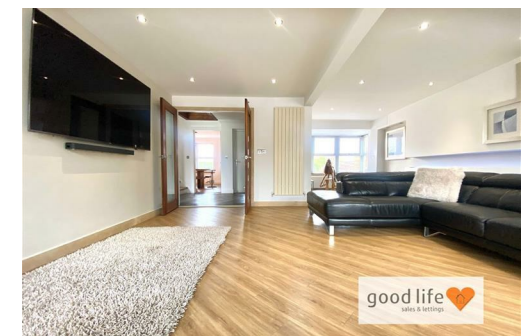
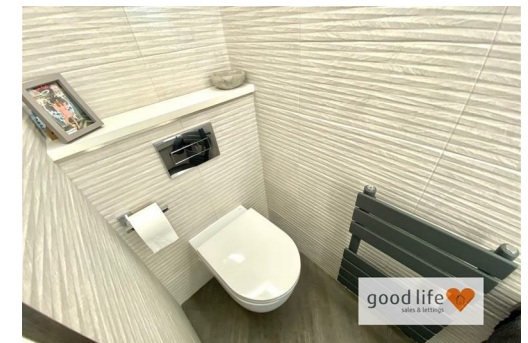
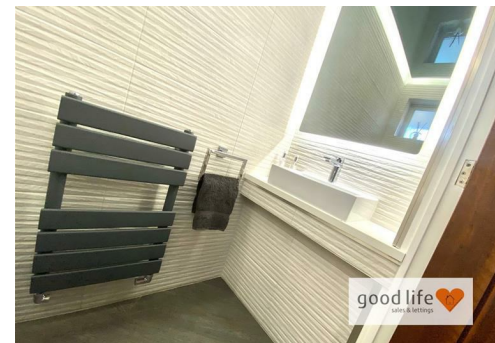
A stunning open plan lounge with quality LVT flooring, 2 double radiators, front facing white uPVC double-glazed window, rear facing white uPVC double-glazed window and 2 sets of white uPVC double-glazed patio doors leading out the rear garden and patio. Log burning stove to 1 wall, flat panel radiator and double doors leading back into the entrance hall. Recessed lights to ceiling. A beautiful room with some stunning design touches.

## KITCHEN

Quality LVT flooring, fabulous floor to ceiling uPVC double-glazed picture window with views over garden and white uPVC double-glazed doors also leading out, GRP double-glazed door leading onto the driveway. The kitchen itself is beautifully organised in a simple white high gloss finish with white quartz work surfaces. At the centre a large island provides comfortable seating for 4 and houses integrated fridge, integrated freezer, 5 ring range master gas hob with stylish extractor above and additional storage beneath. Other parts of the kitchen include integrated wine cooler, inset sink in a white finish with chrome Monobloc tap, space for a washing machine, additional integrated fridge. Integrated oven, floating ceiling with recessed lighting. In a similar vein to the rest of the ground floor the kitchen is a stunning feature of this beautiful home.

## DINING ROOM

Stylish LVT flooring, radiator, 3 white uPVC double-glazed windows side and front facing. Recessed lights to ceiling, exposed brick wall for stunning effect. This is also a beautiful room.





Total area: approx. 193.3 sq. metres (2080.2 sq. feet)

This floor plan is provided only as a guide to general layout and is not drawn ready to scale. Where measurements are provided these should not be relied upon and potential purchasers should carry out their own investigations and measurements to satisfy their own needs or those of their party contractors. This floor plan remains the property of Good Life Homes and cannot be used or reproduced without express permission of the company. Re-using this floor plan without permission will incur a charge.  
Plan produced using PlanUp.

Local Authority

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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>		71	79
		EU Directive 2002/91/EC	



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@goodlifelifehomes.co.uk](mailto:info@goodlifelifehomes.co.uk)

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

## Good Life Homes - Sales

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



good life   
sales & lettings