

Betony Lane

Potters Hill
Sunderland
SR3 2FY



Betony Lane

£320,000

INTRODUCTION

STUNNING 4 BEDROOM DETACHED HOME ON GREAT PLOT - MULTI-CAR DRIVEWAY AND LARGER GARAGE - DESIRABLE SOUTH FACING SECLUDED REAR GARDEN - BEAUTIFULLY PRESENTED INTERIOR WITH MANY UPGRADES - STYLISH BAY WINDOWS TO LOUNGE & MASTER BEDROOM - OPEN PLAN REAR DINING KITCHEN INCLUDING UTILITY CUPBOARD - IMPECCABLE THROUGHOUT!

ENTRANCE HALL

Entrance via GRP door, Stylish tile flooring, designer style flat panel radiator in a black finish. Integral door leading into garage, door leading off to WC, door leading to lounge, door leading to dining kitchen, carpeted stairs to first floor landing.

W C

Continuation of the tile flooring from the entrance hall, designer style black flat panel radiator. Toilet with low level cistern, sink built into stylish vanity unit beneath with chrome tap. Built-in mirror to one wall, extractor fan. The walls are also finished in a matching tile.

LOUNGE

Measurements taken at widest points and into bay.

Laminate wood-effect flooring, radiator within the bay window, front facing white uPVC double-glazed bay window. This is a lovely size lounge which would accommodate most arrangements of furniture. Partially-glazed door leads into dining kitchen.

DINING KITCHEN

A lovely large dining kitchen stretching across the rear of the property, continuation of the tiled floor from the entrance hall, partially-glazed door leading into the dining kitchen for additional light. A very stylish fitted kitchen in a soft taupe finish with complementary work surfaces and black handles for stunning effect. Stainless steel sink with bowl and a half, single drainer and stylish tap situated beneath a white uPVC double-glazed window which has views over the garden. Several integrated appliances including dishwasher, 4 ring gas hob with feature extractor chimney and stainless steel splash back, double integrated electric oven with integrated microwave above, double fridge/freezer. There is also a wine cooler which the current owners will consider leaving. Large built-in utility cupboards offers space and plumbing for a washing machine and dryer with additional bench space allowing useful storage. Large double radiator heater to the space and white uPVC double-glazed doors with fitted blinds leading out and to with views of the rear garden. The window has fitted blinds this is a stunning space as can be seen from the photograph.

FIRST FLOOR LANDING

Lovely large landing. Side facing white uPVC double-glazed window, radiator, loft hatch, built-in cupboard, 5 doors leading off to 4 bedrooms and 1 to bathroom.

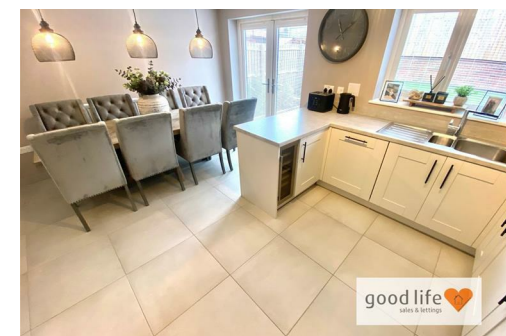
BATHROOM

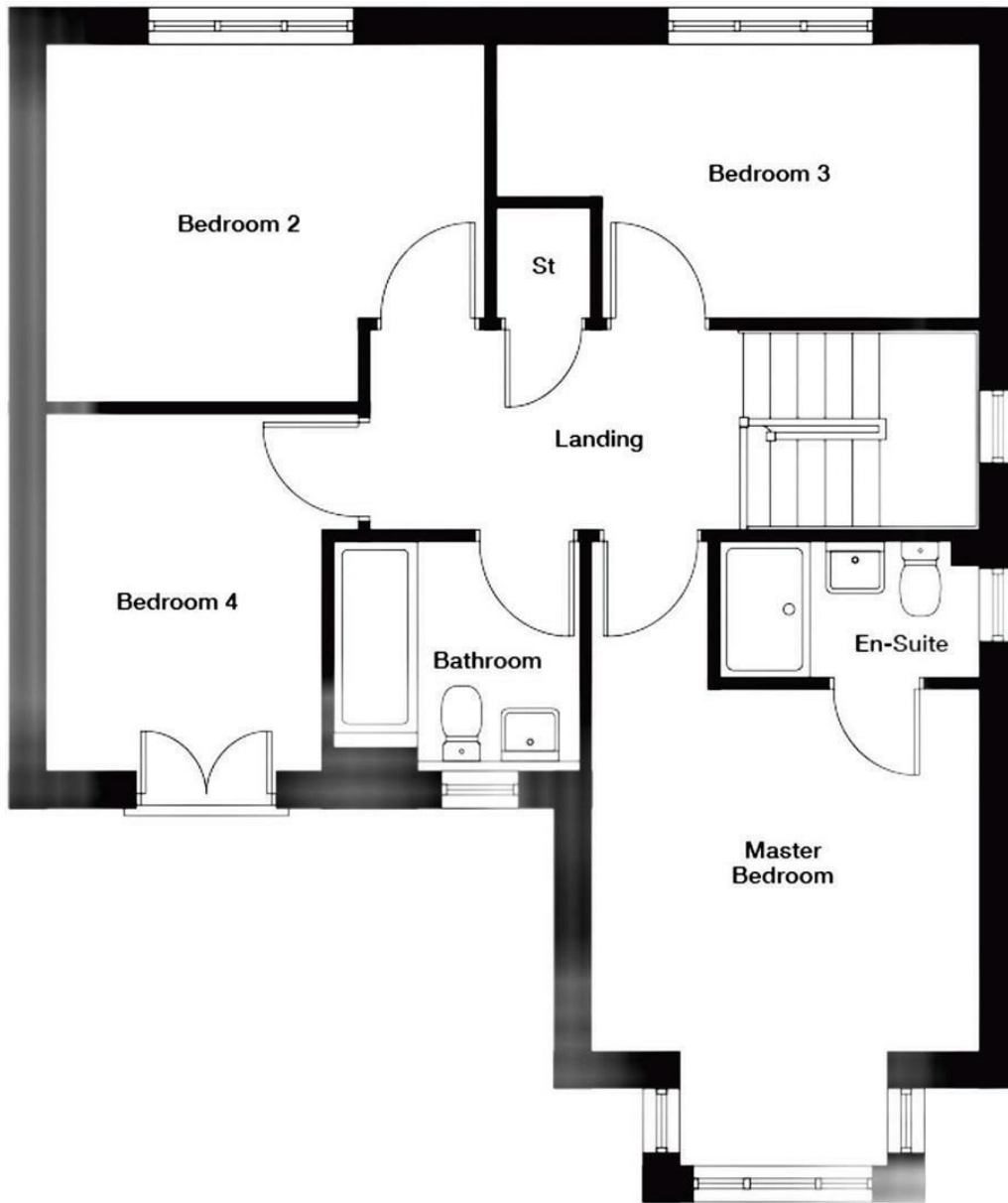
Stylish bathroom with tiled flooring, radiator, quality sink with single pedestal and chrome tap, toilet with low level cistern, bath with panel and chrome taps and stylish tile choices above. Front facing white uPVC double-glazed window with privacy glass. Extractor fan.

PRINCIPAL BEDROOM

Measurements taken into bay.

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed bay window. Door leading off to en suite.





Local Authority

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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	



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

www.goodlifelifehomes.co.uk

Good Life Homes - Sales
 46 Windsor Terrace Ryhope Road
 Sunderland
 Tyne and Wear
 SR2 9QF



good life
 sales & lettings

