

Garesfield  
Ryhope  
Sunderland  
SR2 0EQ



# Garesfield

## £325,000

### INTRODUCTION

STUNNING SHOW HOME STANDARD 4 BED DETACHED HOME - RARE HOME STYLE BELIEVED TO BE THE ONLY TYPE ON THE DEVELOPMENT - 2 EN SUITE BEDROOMS - DOUBLE DETACHED GARAGE - SEPARATE HOME OFFICE ON GROUND FLOOR - SIMPLY STUNNING KITCHEN/DINING/FAMILY ROOM TO REAR - DESIGNER KITCHEN WITH INTEGRATED APPLIANCES AND QUARTZ - QUALITY FITTED WARDROBES - MEDIA WALL IN GENEROUS LOUNGE - NO EXPENSE SPARED ...

### ENTRANCE HALL

Entrance via GRP double-glazed door, LVT flooring, carpeted stairs to first floor landing, radiator. Doors leading off to WC, lounge, office, under stairs cupboard and family dining kitchen.

### W C

LVT flooring, hand basin with black tap and matching waste, toilet with concealed cistern and push button flush. Extractor fan, chrome towel heater style radiator.

### OFFICE

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a lovely home office, perfect for anyone working from home to have a dedicated office space.

### LOUNGE

Measurements taken at widest points. A fabulous lounge with carpet flooring, 2 radiators, white uPVC double-glazed window and rear facing patio doors with fixed uPVC double-glazed windows either side. Fabulous media wall with plasma style remote control fire and space for flat screen TV. This is a lovely room.

### FAMILY/DINING/KITCHEN

Measurements are approx. The room is L-shaped and measurements taken at widest points. Absolutely fabulous space to the rear of the property which incorporates a natural dining area, a quality designer style fitted kitchen which includes quartz work surfaces and a natural family room area with featured panelled wall and space for flat screen TV. White uPVC double-glazed windows and doors to 3 sides including 2 sets of uPVC patio doors looking out to and leading into garden, 2 additional windows allowing light from a different aspect into this impressive space. The kitchen is a sight to behold with contrasting range of fitted units with quartz work surfaces, inset sink with bowl and a half and Monobloc tap, integrated dishwasher, integrated fridge/freezer, integrated electric oven, integrated microwave, integrated washing machine, 4 ring gas situated beneath a designer style extractor fan. Built-in cupboard also houses the central heating boiler, there is even a built-in wine cooler. This is a stunning room by any standard.

### FIRST FLOOR LANDING

Built-in cupboard containing some storage and which is also the location for the vented hot water system.

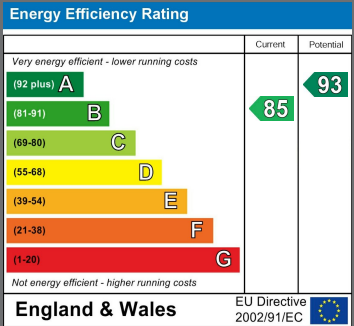
### MASTER BEDROOM

A stunning master bedroom which has carpet flooring, 2 radiators, rear facing white uPVC double-glazed window, front facing white uPVC double-glazed window. The entrance to this impressive bedroom offers a natural built-in wardrobe and dressing area with space for a dressing table and mirror. The built-in wardrobe has sliding doors and offers significant storage and hanging space. Leading off this bedroom is a spacious en suite.



Local Authority  
Sunderland

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



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