

Beechbrooke

Ryhope
Sunderland
SR2 0NZ



good life
sales & lettings



Beechbrooke

£265,000

INTRODUCTION

STUNNING EXTENDED 3 BED DETACHED HOME WITH FABULOUS REAR EXTENSION MASSIVELY INCREASING FLOOR SPACE & CREATING A WONDERFUL OPEN PLAN REAR COMPRISING DESIGNER KITCHEN, DINING & LOUNGE SPACE

ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate flooring, doors leading off to WC, lounge, home office.

W C

Polished tile flooring, radiator, hand basin with chrome tap, toilet with low level cistern, extractor fan.

HOME OFFICE

Converted stylishly from the previous garage and benefitting from laminate flooring, feature acoustic panel, UPVC double-glazed window, double radiator.

LOUNGE

Carpet flooring, 2 radiators front and rear, front facing white uPVC double-glazed window, open plan staircase leading to first floor landing. Superb feature fire surround in white finish with log-effect electric fire. Recessed lights to ceiling. Double doors leading through to kitchen/dining/lounge extension.

KITCHEN/DINING/LOUNGE

Superb extended open space comprising; kitchen/dining/lounge areas with fabulous lantern light roof allowing lots of light to flood into the space. 2 white uPVC double-glazed windows looking out to the rear garden and white uPVC double-glazed patio doors leading out to the rear garden. The floor is finished in a light stone-effect tile with light grey kitchen units and marble-effect laminate wood-effect work surfaces. Integrated dishwasher, integrated electric oven situated at waist height for convenience. 4 ring gas hob and feature extractor chimney in stainless steel finish with glass splash back. Granite style sink with single bowl, single drainer and chrome Monobloc tap. New boiler concealed within cupboard. 2 large double radiators plus designer flat panel radiator providing heat to the space. Feature panelled wall providing a lovely focal point with electric sockets suitable for flat screen TV. LED recessed lights to ceiling. Large breakfast bar for informal dining. This is a stunning space by any standard and really must be seen to be appreciated, door leading off to utility room.

UTILITY ROOM

Laminate wood-effect flooring, fitted kitchen units with laminate wood-effect work surfaces and space beneath for washing machine and dryer. Electric sockets, extractor fan and useful storage cupboards.

FIRST FLOOR LANDING

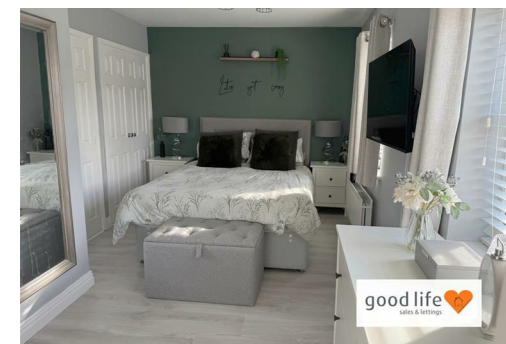
Front facing white uPVC double-glazed window, radiator concealed behind cover, built-in cupboard providing additional storage, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

MASTER BEDROOM

Laminate wood-effect flooring, double radiator, 2 rear facing white uPVC double-glazed windows with pleasant views. 2 double built-in wardrobes providing a good degree of storage and hanging space. Door leading off to en suite.

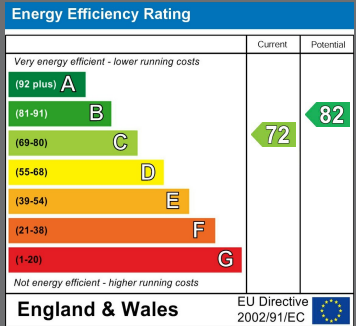
EN SUITE

Polished tile flooring, single radiator, rear facing white uPVC double-glazed window. White toilet with low level cistern, white sink with single pedestal and chrome tap, shower cubicle with shower fed from the main hot water system. Recessed lights to ceiling. Built-in mirror.



Local Authority
Sunderland

Council Tax Band
D



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



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF



Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

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