

Highclere Drive

Ryhope
Sunderland
SR2 0DB



good life 
sales & lettings

Highclere Drive

£209,995

INTRODUCTION

STUNNING SHOW HOUSE STANDARD 3 BED SEMI - FREEHOLD PURCHASED IN 2024 FOR £10,000 - FULL "HUGE-COST" RENOVATION RECENTLY COMPLETED - RECENT LANDSCAPED REAR GARDEN - PROFESSIONALLY FITTED WARDROBES - BEAUTIFUL KITCHEN & BATHROOM - BESPOKE STYLISH CABINETRY IN DINING ROOM - MEDIA WALL IN LOUNGE ...

ENTRANCE PORCH

Entrance GRP double-glazed door, Laminate wood-effect flooring, radiator, alarm key pad, recessed lights. Door leading off to lounge.

LOUNGE

Measurements taken at widest points.

A lovely size lounge with the continuation of the laminate wood-effect flooring from the entrance porch, lovely bay window providing pleasant views to the front and large double radiator providing heat, media wall with space for flat screen TV and plasma style fire. An open plan door leads naturally through to dining

DINING ROOM

Laminate wood-effect flooring, double radiator, white uPVC double-glazed doors leading out to rear patio and garden, open plan staircase to first floor, bespoke cabinetry has been constructed in this room to provide shelving and display space with recessed lights built into each, shelving, cupboard space beneath. This really does add a touch of sophistication to the dining room. Door leading to the kitchen.

KITCHEN

Recently completely renewed at considerable expense to the current owners. The kitchen comprises, laminate wood-effect flooring which continues from the dining room, designer style black flat panel radiator, rear facing white uPVC double-glazed window with lovely views over the garden and patio. Range of wall and floor units in a grey finish with stylish white work surface, stainless steel inset double sink, integrated 4 ring gas hob with integrated extractor, integrated electric oven and integrated double fridge/freezer, integrated dishwasher. Recessed lights to the ceiling. Door leading off to separate utility.

UTILITY ROOM

Laminate wood-effect flooring wood continued from the kitchen, white uPVC double-glazed external door leading to the side from the property. Stylish fitted cabinetry with laminate wood-effect work surface, built-in unit concealing the Combi boiler. Door leading off to the WC.

W C

Laminate wood-effect flooring continued from the utility room, column style radiator, white toilet with low level cistern, white corner hand basin built into stylish cabinet with black handle. The walls are panelled to approx. half height and there are recessed lights to the ceiling.

FIRST FLOOR LANDING

Pull down loft ladder which provides access to the loft, which has been partly bordered to accommodate additional storage. Built-in cupboard on the landing providing additional storage, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

MASTER BEDROOM

A good size double bedroom.

Carpet flooring, feature wall, radiator, white uPVC double-glazed window with pleasant rear facing views. Professionally installed stylish fitted wardrobes providing a good degree storage and hanging space.



Local Authority
Sunderland

Council Tax Band
C

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



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