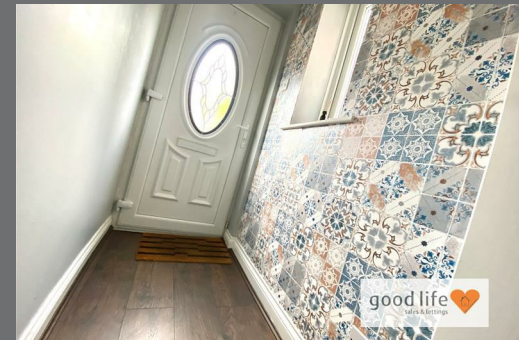


Craigwell Drive  
Thristley Wood  
Sunderland  
SR3 2TR



# Craigwell Drive

## £210,000

### INTRODUCTION

IMPRESSIVE 3 DOUBLE BED SEMI + EN SUITE - GARAGE & DRIVEWAY - LARGE REAR GARDEN PLOT WITH SUNNY ASPECT - FREEHOLD - SOUGHT AFTER THRISTLEY WOOD DEVELOPMENT - BEAUTIFULLY PRESENTED INTERNALLY - READY TO MOVE INTO - WITHIN CATCHMENT OF VERY GOOD SCHOOLS ...

### ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, side facing white uPVC double-glazed window, alarm key pad. Door leading off to lounge.

### LOUNGE

Good size lounge.

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window with pleasant views. Open plan archway leading through to separate dining room.

### DINING ROOM

A lovely separate room

Laminate wood-effect flooring, double radiator, white uPVC double-glazed patio doors leading to the patio and providing lovely views over the garden, open plan staircase leading to first floor landing in an attractive finish. Open plan doorway kitchen.

### KITCHEN

Modern fitted kitchen with a range of wall and floor units in a wood grain style finish with laminate wood-effect work surface, circular stainless steel sink with matching drainer and Monobloc tap. Space for tall fridge/freezer, space and plumbing for a washing machine, integrated electric oven, 4 ring gas hob. Double radiator, white uPVC double-glazed window with views over the garden, white uPVC double-glazed door providing access to the rear garden and patio.

### FIRST FLOOR LANDING

Built-in airing cupboard, loft hatch, 3 doors leading off, 1 to bathroom and 3 to bedrooms.

### PRINCIPAL BEDROOM

A lovely double bedroom

Carpet flooring, designer style flat panel radiator, rear facing white uPVC double-glazed window. Door leading off to en-suite.

### EN-SUITE

Stylish en-suite with tiled flooring, black towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. Wall mounted sink with black tap and matching waste and trap, toilet with low level cistern, quadrant shower cubicle with glass doors and black trim with black shower comprising of fixed overhead water fall style shower and separate hand held shower. The inside the shower is finished in a stylish Metro tile with black grout to finish the stylish look.

### BEDROOM 2

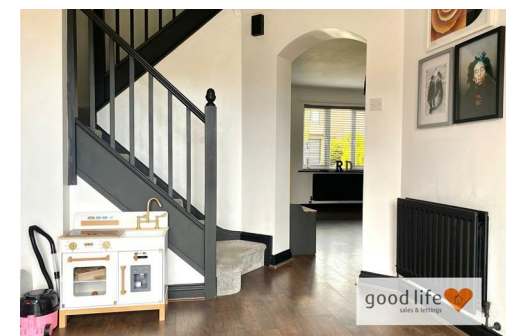
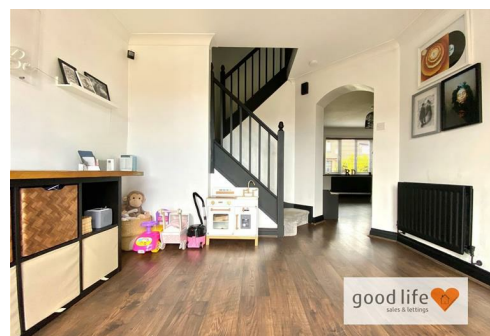
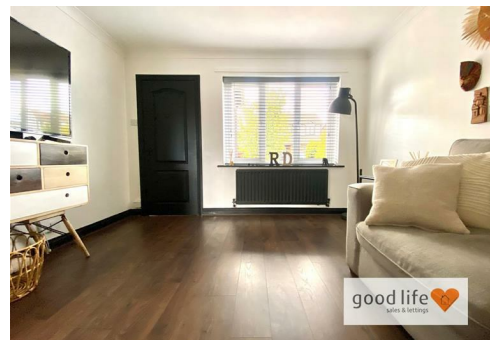
Also a good size double bedroom.

Carpet flooring, designer style flat panel radiator, front facing white uPVC double-glazed window.

### BEDROOM 3

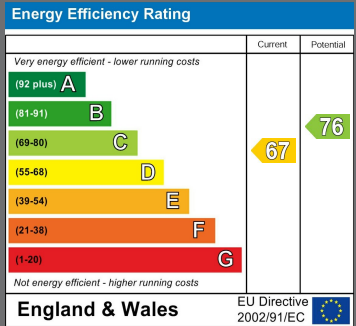
Also large enough to accommodate a double bed.

Carpet flooring, designer style flat panel radiator, front facing white uPVC double-glazed window.



Local Authority  
Sunderland

Council Tax Band  
C



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 - Lettings

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