

Betony Lane  
Potters Hill  
Sunderland  
SR3 2FY



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Betony Lane

Asking Price £450,000

#### INTRODUCTION

4 BED DETACHED (formerly 5 Bed) - 3 EN SUITE BEDROOMS + FAMILY BATHROOM - ONE GARAGE PROFESSIONALLY CONVERTED TO OFFICE - ONE GARAGE + 3 DRIVEWAY PARKING SPACES - RE-MODELLED & REPLACED STUNNING DINING KITCHEN - RE-MODELLED LARGER MASTER BEDROOM - REPLACEMENT GLASS STAIRCASE - BEAUTIFULLY STYLISH INTERIOR THROUGHOUT - FABULOUS SOUTH FACING LANDSCAPED REAR GARDEN ...

#### ENTRANCE HALL

Entrance via GRP double-glazed door. Carpet mat flooring at the entrance, large double radiator, porcelain tile flooring running through from the hallway into kitchen dining area, carpeted stairs to first floor landing with replacement glass staircase and impressive mirrored wall which extends to the first floor landing also. 3 doors leading off, 1 to formal lounge, 1 to home office, 1 to dining kitchen.

#### HOME OFFICE

13'0 x 7'8

Carpet flooring, radiator, front facing white uPVC double-glazed window with fitted venetian blinds. Built in cupboards with sliding doors providing a good degree of storage space. Recessed lights to ceiling. This is a lovely self contained home office to work from.

#### LOUNGE

19'10 x 11'0

A lovely size lounge.

Carpet flooring, 2 radiator, front facing white uPVC double-glazed bay window with pleasant views. Impressive media wall with space for 65" flat panel TV and impressive plasma style fire built beneath with remote control. Full mirrored alcoves creating a sense of space and reflecting light from the double doors which lead in from the kitchen/dining area.

#### KITCHEN/DINING ROOM

27'0 x 9'8

Measurements do not include depth of the fitted units.

Beautiful porcelain tile flooring from entrance hall, 2 sets of white uPVC double-glazed patio doors leading out to the rear patio and providing views of the south facing garden. Built in fitted units to 1 wall with shelving, integrated double EG oven, tall integrated fridge and separate tall freezer, pull out larder units either side of the oven. Central to the kitchen is a stunning island unit which extends to 18ft and in part contains additional contrasting coloured units beneath a quartz work surface with ceramic induction hob, inset sink with chrome 4 way tap providing instant hot water, instant cold water, filtered water and normal hot/cold water. Integrated dishwasher and integrated waste disposal unit, space for wine cooler. Generous supply of cupboard space and this impressive island unit continues to a breakfast/dining integrated unit which is more than comfortable enough to sit 4 plus people. Mirrored wall extending over 14ft provides the impression of additional space and light and leads down into a separate utility. Recessed lights to ceiling.

#### UTILITY ROOM

6'4 x 5'4

Continuation of porcelain tile flooring from the kitchen, double-glazed GRP door leading out to rear patio and garden, quartz work surfaces beneath which is situated space for washing machine and dryer, built in cupboard central heating boiler, additional built-in cupboard providing useful storage space for the utility area. Door leading off to downstairs WC. Extractor fan.

**W C**

5'4 x 3'0

Continuation of the porcelain tile flooring, toilet with low level cistern, sink built into cupboard beneath and chrome tap. Radiator, built in mirrored walls.

**FIRST FLOOR LANDING**

Mirrored wall continues to the top of the stairs as does the replacement glass staircase. Loft hatch with pull down ladders, 2 built in cupboards one of which houses the mega flow unit, radiator. 5 doors leading off, 4 to bedrooms and 1 to bathroom.

**BATHROOM**

6'10 x 6'6

Tiled flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink built into drawer unit with chrome tap, bath with panel and chrome tap. Stylish tile choices with textured feature tiles to the rear wall. Illuminated mirror.

**BEDROOM 4**

10'8 x 6'6

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Recessed lights to ceiling.

**BEDROOM 1**

17'0 x 16'8

The room is L-shaped and measurements are taken at widest points

Superb master bed suite. Carpet flooring, 2 radiators, front facing white uPVC double-glazed window and white uPVC double-glazed doors leading out to Juliet balcony. Extensive professionally installed fitted wardrobes with space/drawer unit and built in mirror providing a natural dressing table area and recessed lights above. Door leading off to en suite. Push button light controls pad. Thermostat digital control unit for the first floor heating system.

**EN-SUITE**

6'6 x 6'0

Tiled flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. Double shower cubicle with sliding doors and shower fed from the main hot water system with stylish tile choices inside, sink with drawer unit below and chrome tap. Built in mirror to 1 wall, extractor fan.

**BEDROOM 2**

15'10 x 11'0

Measurements taken at widest points.

Carpet flooring, radiator, front facing white uPVC double-glazed bay window. Professionally installed fitted wardrobes to 1 wall with sliding mirrored doors. This is a good size double bedroom with en-suite leading off.

**EN-SUITE**

6'7 x 5'4

Tiled flooring, radiator, front facing white uPVC double-glazed window. Toilet with low level cistern, sink unit with storage bath and chrome tap, double shower cubicle with walk in door and shower fed from main hot water system. Recessed lights to ceiling, extractor fan.

**BEDROOM 3**

10'4 x 10'0

Also a double bedroom.

Carpet flooring, professionally installed fitted wardrobes with sliding doors, rear facing white uPVC double-glazed window. Door leading off to en-suite.

**EN-SUITE**

7'9 x 3'10

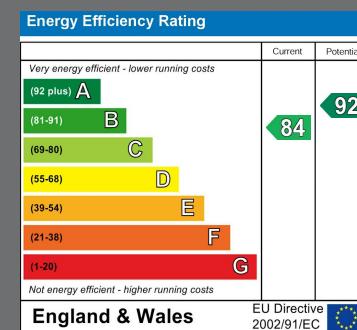
Tiled flooring, radiator, white toilet with low level cistern, white sink built into unit with storage beneath and chrome tap, double shower cubicle with sliding glass doors, shower fed from the main hot water system. Textured feature tiles to the rear wall, extractor fan. Recessed lights to the ceiling.



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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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