



## Kedleston Close, Tunstall Grange, Sunderland

**£275,000**

**STUNNING 4 BEDROOM DETACHED HOME OF UNDOUBTED QUALITY**

**RECENT STYLISH KITCHEN**

**RECENT BATHROOM AND IMPRESSIVE EN SUITE RE-VAMP**

**UPDATED AND UPGRADED TO HIGH STANDARDS THROUGHOUT**

**EPC RATING C**

**TERRIFIC PART GARAGE CONVERSION TO CREATE CINEMA ROOM**

STUNNING 4 BEDROOM DETACHED HOME OF UNDOUBTED QUALITY - UPDATED AND UPGRADED TO HIGH STANDARDS THROUGHOUT - RECENT STYLISH KITCHEN - RECENT BATHROOM AND IMPRESSIVE EN SUITE RE-VAMP - TERRIFIC PART GARAGE CONVERSION TO CREATE CINEMA ROOM - BEAUTIFUL LANDSCAPED REAR GARDEN WITH SUNNY ASPECT - MULTI-VEHICLE PARKING TO FRONT PLUS LAWN - DESIRABLE POSITION SET-BACK FROM ROAD WITH IMPRESSIVE KERB APPEAL ... Good Life Homes are delighted to offer what must be one of the most impressive 4 bedroom detached homes on the market at the moment having undergone considerable expenditure in recent years creating a modern, stylish, quality home on a lovely plot. Set well back from the road with multi-vehicle driveway and additional lawn to the front, the property has attractive "kerb-appeal" and also enjoys a wonderful landscaped rear garden with the benefit of a sunny aspect. Internally, the current owners have made considerable upgrades to the original spec including but not limited to; new shaker-style kitchen, principal bathroom and stylish en suite plus a fabulous cinema room conversion. This really is a wonderful opportunity for someone to acquire a fully updated modern home in an established location with mature gardens - all at a much lower price than than the new-build homes being built nearby! Briefly comprising; entrance hall, spacious lounge, IMPRESSIVE dining/kitchen with doors leading out to rear garden/patio, utility room, downstairs WC, cinema room, 4 first floor bedrooms, family bathroom and en suite to principal bedroom. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means you won't pay us anything unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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## ACCOMMODATION

### ENTRANCE HALL

Entrance via GRP double-glazed door. Natural wood flooring, radiator, carpeted stairs first floor landing, door leading off to lounge.

### LOUNGE 18' 0" x 10' 10" (5.48m x 3.30m)

A lovely spacious lounge with natural wood flooring, front facing white uPVC double-glazed bay window, double radiator. Tasteful fireplace with surround hearth and back all matching and built-in electric fire. Double doors leading through to dining kitchen.

### DINING KITCHEN 18' 4" x 12' 0" (5.58m x 3.65m)

Measurements taken at widest points. A lovely space running through to the rear of the property with quality tile flooring, white uPVC double-glazed window with views over the garden and white uPVC double-glazed patio doors leading out to a rear decked patio and garden. Ample space to one side of the room for a dining table and chairs, and the current owners have recently installed a very tasteful designer style kitchen with a range of wall and floor units in a shaker style with natural wood work surfaces and breakfast bar. Integrated 4 ring ceramic hob situated on the breakfast bar, integrated double oven, integrated microwave and space for an American style fridge/freezer. Integrated dishwasher, granite style sink situated below the window with bowl and a half, single drainer and Monobloc tap. Designer style flat panel radiator, recessed lights to the ceiling. Large under stairs cupboard leads off the kitchen which the current owners use a walk-in pantry, door leading off to utility room.

### UTILITY ROOM 8' 8" x 5' 3" (2.64m x 1.60m)

Continuation of the floor tiles from kitchen, radiator, a range of fitted utility units matching the kitchen with natural wood work surfaces. Circular stainless steel sink, under bench space and plumbing for washing machine and dryer. Door leading off to WC, white uPVC double-glazed door side of the property, door leading to cinema room.

### WC 5' 4" x 3' 0" (1.62m x 0.91m)

Tiled flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White hand basin with chrome tap built into vanity unit, white toilet with low level cistern.

### CINEMA ROOM 10' 8" x 8' 10" (3.25m x 2.69m)

Converted from part of what was the original garage. The cinema room provides a wonderful intimate space for enjoying movies or could be used as a separate music/play room depending on the needs of the new owner. Carpet flooring, vertical flat panel radiator, recessed lights to ceiling, side facing white uPVC double-glazed window. Stylish light and socket fittings.

### FIRST FLOOR LANDING

Loft hatch, 5 doors leading off, 4 to bedrooms and 1 to bathroom.

### FAMILY BATHROOM 6' 8" x 5' 5" (2.03m x 1.65m)

A beautiful stylish bathroom with tiled flooring, chrome designer flat panel radiator, rear facing white uPVC double-glazed window with privacy glass. Designer suite including sink and toilet built into vanity unit with concealed cistern and push button flush, freestanding bath with floor mounted chrome tap and showerhead attachment. The tile choices are very tasteful with feature wall with a herringbone design. Extractor fan, LED recessed lights.

### PRINCIPAL BEDROOM 12' 3" x 12' 3" (3.73m x 3.73m)

Measurements do not include depth of fitted wardrobes. Carpet flooring, radiator, front facing white uPVC double-glazed window. Professionally installed fitted wardrobes providing a good degree of storage and hanging space. Door leading off to en suite.



### EN SUITE 7' 4" x 5' 0" (2.23m x 1.52m)

Recently renovated by the current owners at considerable expense. The en suite is very stylish and comprises; textured tiles to walls with feature wall. Walk-in wet room style shower with fixed waterfall fitting and separate hand held fitting, sink and toilet built into vanity unit with concealed cistern and push flush. Illuminated mirror, side facing white uPVC double-glazed window with privacy glass. Designer style chrome towel heater style radiator, LED recessed lights to ceiling, extractor fan. This is a beautiful en suite.

### BEDROOM 2 11' 0" x 9' 5" (3.35m x 2.87m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a good size double bedroom.

### BEDROOM 3 9' 7" x 7' 7" (2.92m x 2.31m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a very generous single bedroom but would accommodate a double bed.

### BEDROOM 4 9' 6" x 9' 0" (2.89m x 2.74m)

The room is L-shaped and measurements taken widest points. Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a generous single bedroom but would accommodate a double bed also.

### EXTERNALLY

2 to 4 vehicle block paved driveway to the front with well maintained lawn and potential to expand the driveway even further if required. Benefits from a remote-control garage shutter door which provides access to a handy storage space measuring approx. 8ft 6"x 5ft perfectly large enough to accommodate bicycles etc etc. The property benefits from a beautiful landscaped garden which has an extensive decked patio immediately adjacent to the house. Well maintained lawn and perimeter fencing, shrubs including 3 palm trees providing a wonderful outdoor space which takes full advantage of the sunny southerly aspect.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC