Woodham Drive

Ryhope
Sunderland
SR2 0FA

good life
sales & lettings

good life
FOR SALE
0131 565 55 55
good life
sales & lettings

Woodham Drive

Asking Price £240,000

INTRODUCTION

A very well presented four bedroom detached home on Woodham Drive in Maiden Vale, with accommodation arranged over three floors. The superb master bedroom and its private en suite occupy the top floor, creating a separate suite away from the other bedrooms. Modernised throughout, the home also offers a living room, separate dining room opening to the garden, fitted kitchen, ground floor WC, three first-floor bedrooms, a further en suite and a family bathroom. The landscaped rear garden leads up to a garage and a two car driveway. Local schools and amenities are within reach, with access to Sunderland city centre, the A19 and Doxford International Business Park. Offered with no onward chain.

ENTRANCE HALL

Herringbone style LVT flooring, radiator, staircase to the first floor and a storage cupboard.

WC

Low level WC and pedestal wash basin with mixer tap and tiled splashback. Chrome towel radiator and double glazed window

KITCHEN

10'4" x 8'1"

Fitted wall and base units with an integrated fridge/freezer, dishwasher and washing machine. Electric oven, gas hob with extractor hood, radiator and double glazed window. A cupboard houses the wall mounted gas central heating boiler. Recessed spotlights and herringbone style LVT flooring.

DINING ROOM

10'9" x 9'9"

A separate dining space with double glazed French doors opening to the rear garden and a radiator. An open doorway connects it to the kitchen.

LIVING ROOM

14'6 x 10'8

Double glazed windows to the front and side elevations and a radiator.

FIRST FLOOR LANDING

Double glazed window and access to three bedrooms and the family bathroom.

BEDROOM 2
11'1" x 10'2"
Rear facing double glazed window and radiator. Access to a private en suite.

EN SUITE
White suite comprising a low level WC, pedestal wash basin with mixer tap and shower cubicle with tiled surround. Part tiled walls, extractor fan and chrome towel radiator.

BEDROOM 3
10'6" x 8'4"
Rear facing double glazed window and radiator.

BEDROOM 4
10'11" x 8'3"
Front facing double glazed window and radiator.

BATHROOM
White suite comprising a low level WC, pedestal wash basin with mixer tap and bath with mixer tap. Part tiled walls, double glazed window, recessed spotlights and extractor fan.

SECOND FLOOR LANDING
Storage cupboard and access to the principal bedroom.

BEDROOM 1
14'2" x 11'1"
Double glazed window, radiator and a partly sloping roofline. Access to a private en suite.

EN SUITE
White suite comprising a low level WC, pedestal wash basin with mixer tap and shower cubicle with tiled surround. Roof window, partly sloping roofline, chrome towel radiator and extractor fan.

EXTERNALLY
Lawned front garden. The landscaped rear garden includes a lawn and paved patio, with steps rising to the rear garage and driveway.

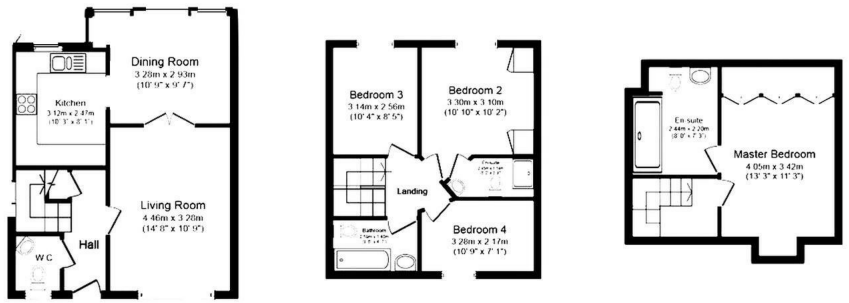
GARAGE AND PARKING
A separate garage to the rear of the property and a driveway with space for two cars

ADDITIONAL INFORMATION
Council Tax Band D. EPC rating C. The vendor advises that the property is freehold; buyers should confirm tenure through their solicitor.

WOODHAM DRIVE

SR2

GROUND FLOOR | FIRST FLOOR | SECOND FLOOR



GROUND FLOOR

Garage excluded

FIRST FLOOR

Approx. 38.0 sq m / 409 sq ft

SECOND FLOOR

Approx. 29.0 sq m / 312 sq ft

Good Life Homes
Sales & Lettings

Please note floor plans are for basic illustration purposes only and should not be relied upon. Property floor plan software has limitations and some details may vary.

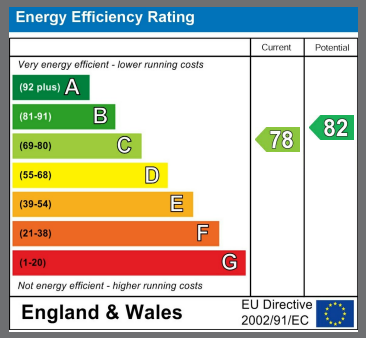
We Sell Homes that Change Lives!™

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

Contact

0191 565 6655
info@goodlifehomes.co.uk
www.goodlifehomes.co.uk

Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

good life
sales & lettings