

Leighfield Drive  
Burdon Rise  
Sunderland  
SR3 2DD





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## Leighfield Drive

# Offers In The Region Of £375,000

### INTRODUCTION

4 BEDROOM DETACHED HOME - EXCLUSIVE DEVELOPMENT - MANY MANY UPGRADES ON ORIGINAL SPEC - MULTI CAR DRIVEWAY & DETACHED GARAGE - FABULOUS OPEN PLAN REAR - QUALITY AEG APPLIANCES & QUARTZ WORKTOPS - QUALITY FITTED WARDROBES - ONE OF THE BEST PLOT POSITIONS ON DEVELOPMENT ...

### ENTRANCE HALL

Entrance via GRP double-glazed door. Tiled flooring which is an upgrade to the original builders spec which flows through into the kitchen, dining and family room also, radiator, carpeted stairs to first floor landing. Door leading off to lounge, door leading off to built in coms cupboard, door leading off to WC, upgraded Crittall style glass door leading into the kitchen area.

### WC

5'4 x 3'1

Tiled flooring, upgraded column style radiator, toilet with integral cistern and push button flush, sink with single pedestal and chrome tap, built in upgraded mirror to one wall, stylish upgrade tile choices. Extractor fan.

### KITCHEN/DINING/FAMILY ROOM

20'5 x 19'4

The room is L-shaped and measurements are taken at widest points. Beautiful open plan space to the rear of the property with upgraded stylish kitchen and upgraded quart work surfaces including upstands and quartz side panel, inset sink with bowl and a half and black Monobloc tap, integrated AEG 4 ring gas hob, matching extractor and stainless steel splash back. Integrated fridge/freezer, integrated double AEG oven, integrated AEG dishwasher, integrated AEG washing machine, white uPVC double-glazed window overlooking beautiful front facing rural views. The kitchen flows naturally into a dining area with radiator and white uPVC double-glazed doors and windows either side offering access to the patio and views of the rear south east facing garden, and a natural family room area where the current owners have a comfy sofa, additional double radiator, tall uPVC double-glazed window offering views of the garden, large built in mirror to 1 with antique Pertina creating that additional sense of space. This is a beautiful room by any standard. Recessed lights to ceiling.

### LOUNGE

22'10 x 11'3

Huge spacious lounge which runs front to the back of the property. Front facing white uPVC double-glazed windows with beautiful views, white uPVC double-glazed windows and patio doors leading out to the rear patio and offering lovely views over the south east facing garden. Carpet flooring, 2 radiators, acoustic panelled panel provides a focal point for the TV and a touch of modern style.

## FIRST FLOOR LANDING

Radiator, large built in cupboard housing the high quality pressurised heating system with additional storage in the cupboard. 5 doors leading off, 4 to bedrooms and 1 to bathroom.

## BATHROOM

7'3 x 6'2

Upgraded tiling to floors and walls which extends to full height around the bath area, toilet with integral cistern and push button flush, sink with single pedestal and chrome tap (both ROCA) bath with panel, chrome taps and separate shower fed from the main hot water system comprising; fixed overhead wall fall style shower and separate handheld shower, glass shower screen over. Tall chrome radiator, built-in mirror as an upgrade, rear facing white uPVC double-glazed window with privacy glass.

## BEDROOM 1

13'0 x 10'3

Lovely double bedroom with amazing front facing views to wake up to.

Carpet flooring, radiator, white uPVC double-glazed window with front facing views. Professionally installed fitted wardrobes to 1 wall with stylish handles and door leading off to en-suite.

## EN-SUITE

8'0 x 4'5

Tiled flooring, chrome towel heater style radiator, double shower cubicle with sliding glass doors and shower fed from the main hot water system comprising overhead fixed water fall shower and separate hand held shower, ROCA WC with concealed cistern and push button flush and matching sink with chrome tap. Upgraded tiles to full height including upgraded feature wall within the shower, front facing white uPVC double-glazed window with privacy glass. Recessed lights to the ceiling and extractor fan.

## BEDROOM 2

9'9 x 9'5

Double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window with lovely views. Stylish panelling to 2 walls and professionally installed fitted wardrobes with stylish handles, providing a good degree of storage and hanging space.

## BEDROOM 3

9'9 x 8'6

Carpet flooring, column style radiator, stylish panelling to 4 walls, rear facing white uPVC double-glazed window. This is also a double bedroom.

## BEDROOM 4

10'5 x 7'4

Good size single bedroom.

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window.

## EXTERNALLY

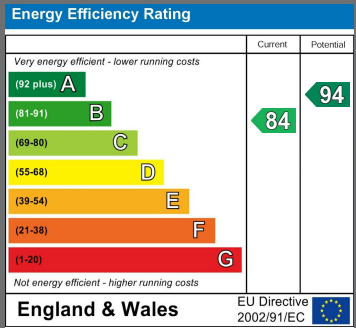
Occupying a lovely position within the estate overlooking natural landscaped countryside and reed bed. The property has a multi-car block paved driveway leading to a single detached garage. Privet hedging to the front and lawn front garden.

The property has a desirable south east facing garden plot which is more or less original from the new with paved patio, gravel and lawn which provides a further potential for development but offers a great starting point.

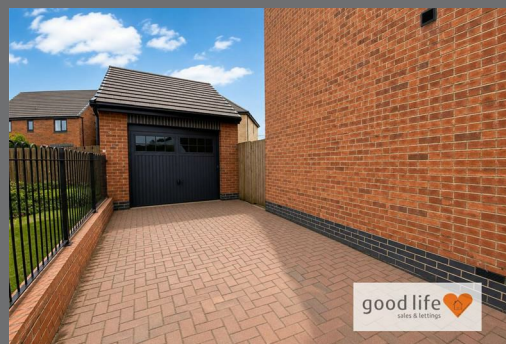


Local Authority  
Sunderland

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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