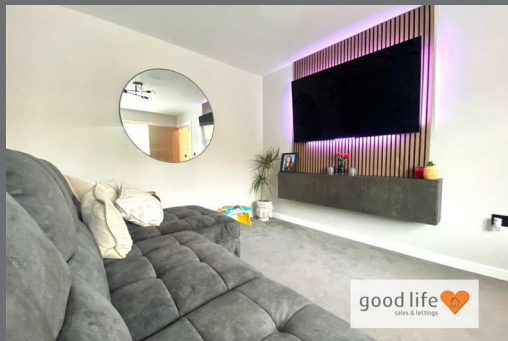


St Govan Lane  
The Meadows  
Sunderland  
SR3 2GG





good life   
sales & lettings



# St Govan Lane

## Asking Price £273,000

### INTRODUCTION

STUNNING 4 DOUBLE BED SEMI-DETACHED - NEW DUCHY HOMES DEVELOPMENT - LOVELY OUTLOOK TO FRONT - DOUBLE LENGTH DRIVEWAY - DETACHED GARAGE - LANDSCAPED REAR GARDEN - ADDITIONAL UPGRADES THROUGHOUT - QUARTZ WORK SURFACES & INTEGRATED APPLIANCES - BEAUTIFUL MASTER BEDROOM SUITE ON 2nd FLOOR ...

### ENTRANCE HALL

Entrance via GRP double-glazed front door. Stylish tile flooring, carpeted stairs to first floor landing, radiator, 3 doors leading off, to lounge, WC and dining kitchen.

### W C

5'6 x 3'0

Tiled flooring continued from the entrance hall, toilet with concealed cistern and push button flush and stylish tiling, hand basin with chrome tap with storage beneath. Radiator, front facing white uPVC double-glazed window.

### LOUNGE

13'3 x 9'10

A lovely separate space for family and tv enjoyment with carpet flooring, acoustic wall panel, radiator, front facing white uPVC double-glazed window with pleasant views.

### DINING KITCHEN

17'4 x 13'0

Very large space to the rear of the house stretching the full width, comprising the continuation of the tiled flooring from entrance hall, double radiator, white uPVC double-glazed patio doors with windows either side offering access to and lovely views over the patio and garden beyond. Stylish fitted kitchen with a range of wall and floor units in a very light grey finish with upgraded quartz work surfaces with matching upstands and splash back behind the ceramic hob. Integrated fridge/freezer, integrated double oven, integrated dishwasher, inset stainless steel sink with bowl and a half and matching monobloc tap. Stylish ceramic hob with integrated extractor and deep drawers beneath. Ample space for a large dining table and chairs. Recessed lights to ceiling. One of the features of this particular style of property is that benefits from a utility cupboard, cleverly utilising space under the staircase with double doors accessing from the kitchen. The utility cupboard is well planned with storage cupboard matching the kitchen, quartz work surfaces, electric socket points and space and plumbing for a washing machine. The current owners use this as a small laundry room and also house the microwave. Plus, additional larder storage.

### FIRST FLOOR LANDING

Double radiator, carpeted stairs to second floor, 4 doors leading off, 3 to bedrooms and 1 bathroom.

### BATHROOM

7'2 x 5'7

Stylish main bathroom with tiled flooring, toilet with concealed cistern and push button flush, sink with chrome tap, bath with panel, glass shower screen over, chrome taps and separate shower over. Recessed lights to ceiling, extractor fan, radiator, front facing white uPVC double-glazed window with privacy glass. Stylish tile choices.

### BEDROOM 2

11'6 x 9'9

Good size double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant views.

### BEDROOM 3

14'0 x 9'4

Also good size double bedroom

Carpet flooring, radiator, rear facing white uPVC double-glazed window.

### BEDROOM 4

10'4 x 7'8

Large single bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Large enough to accommodate a double bed.

### SECOND FLOOR LANDING

Door leading off to master bedroom suite.

### MASTER BEDROOM

13'10 x 11'7

Large double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant views. Open plan to the dressing area.

### DRESSING AREA

7'9 x 6'8

Carpet flooring continued from the master bedroom, radiator. Door leading off to impressive en suite.

### EN SUITE

9'3 x 5'10

A fabulous en suite

Stylish tiled flooring, double glazed roof window, white toilet with concealed cistern and push button flush, white sink chrome tap, double walk-in shower with shower fed from the main hot water system, radiator. Recessed lights to ceiling.

### GARAGE

Electric door, electric sockets and lighting. External lighting.

### EXTERNALLY

Double driveway with parking at least 2 vehicles plus ample on street parking leading to detached garage with electric garage door.

The property benefits from a lovely rear garden enjoying a sunny aspect at various parts of the day with extended paved patio immediately adjacent to the house a further paved area at the back of garage which houses a garden shed and well maintained lawn garden with perimeter fencing. Access from the rear garden to the driveway which in turn leads to the garage.

### GENERAL

The current owners have incurred additional expenditure since moving in including but not limited to

Oak doors throughout.

Chrome edging strips.

Tiled flooring

Quartz work surfaces including upstands and splash backs.

Extra recessed lighting.

Additional sockets.

Extended patio.



Local Authority  
Sunderland

Council Tax Band  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



**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](mailto:info@goodlifehomes.co.uk)

[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

## Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF



good life   
sales & lettings