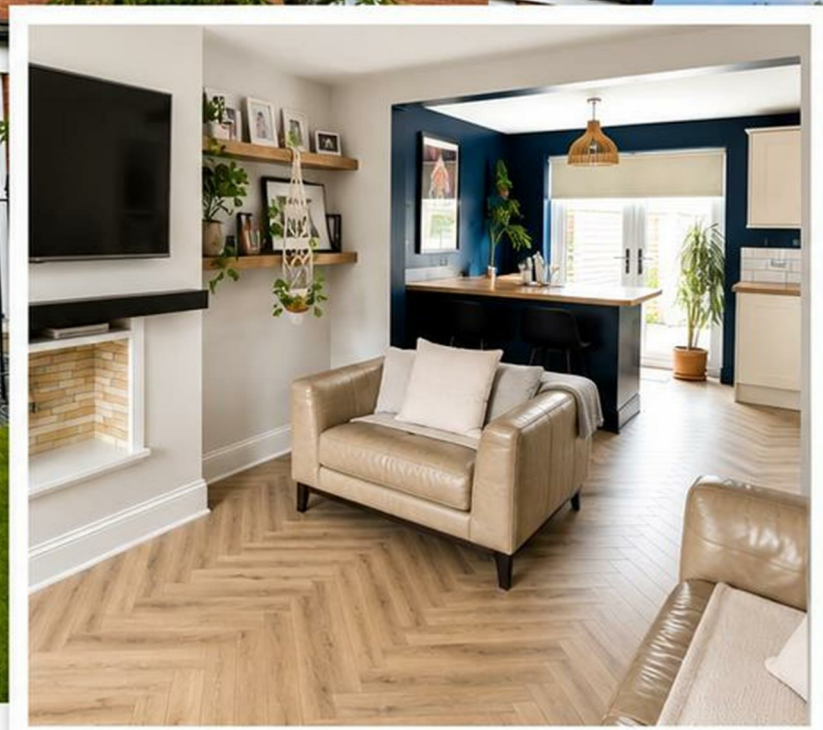


Woodham Drive
Ryhope
Sunderland
SR2 0FB





WOODHAM DRIVE TUNSTALL VALE

- ♥ 3 BED SEMI DETACHED
- ♥ OPEN PLAN LIVING
- ♥ BEAUTIFULLY PRESENTED
- ♥ EN SUITE TO MASTER

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Woodham Drive

Asking Price £189,995

INTRODUCTION

ONE OF THE MOST IMPRESSIVE HOUSES OF ITS TYPE ON THE DEVELOPMENT - 3 BED SEMI + EN SUITE - SUPERBLY PRESENTED & RE-MODELLED GROUND FLOOR CREATING STUNNING OPEN PLAN LAYOUT WITH INTERIOR DESIGN STYLING - GARAGE & DRIVEWAY TO REAR PLUS LOVELY REAR GARDEN PLOT.

ENTRANCE HALL

Entrance via GRP double-glazed door. Tiled and laminate flooring, carpeted stairs to first floor landing, panelling to the walls. Door leading to WC, door leading to lounge.

WC

5'6" x 3'0"

Laminate wood-effect flooring, radiator, corner basin with chrome taps, white toilet with low level cistern, front facing white uPVC double-glazed window with privacy glass.

LOUNGE/DINING ROOM/KITCHEN

25'0" x 15'2"

Measurements taken at widest points.

This is a fabulous modern space with natural wood flooring to the dining area, radiator and front facing white uPVC double-glazed window. Built-in cupboard utilising space under the stairs, a chimney breast has been created to create a lovely focal point for the room. The lounge has been made open plan to the kitchen/dining area where there is a fabulous modern fitted kitchen and island unit which doubles up as a breakfast bar and place to dine. Nice contrasting slate-effect flooring to the dining/kitchen area with vertical designer style radiator, white uPVC double-glazed patio doors leading out to the rear garden and white uPVC double-glazed door facing out to the rear garden. Modern shaker style kitchen in a cream finish with wood-effect laminate work surfaces. Gorgeous ceramic sink with bowl and a half, single drainer and cooper Monobloc tap. Integrated electric oven and integrated microwave with NEFF 4 ring ceramic hob situated centrally with feature extractor chimney above in stainless steel finish. Splash backs are finished in a Metro tile in brick pattern with black grout for a stylish effect. Central heating boiler situated in built-in cupboard. Integrated dishwasher, integrated washing machine, integrated fridge/freezer.

FIRST FLOOR LANDING

Panelled walls in the staircase area. Built-in cupboard providing useful storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

6'0" x 6'0"

Tiled flooring, radiator, white uPVC double-glazed window with privacy glass, bath with tiled panel and chrome tap with showerhead attachment. Toilet with low level cistern, sink with single pedestal and chrome taps. Panelling to approx. half height.

MASTER BEDROOM

11'10" x 9'5"

Measurements taken at widest points.

This is a good size double bedroom with carpet flooring, single radiator, front facing white uPVC double-glazed window. Built-in cupboard providing storage. Door leading off to en suite.

EN SUITE

6'3" x 5'3"

Tiled flooring, double walk-in shower with lovely profile tray and freestanding glass panel with matching black shower fitting fed from the main Combi boiler system. Stone-effect tiles with black edging strip in the shower area and sink with matching black tap with vanity unit beneath, single radiator, white uPVC double-glazed window with privacy glass. Please note, there was a WC in the en suite which the vendor removed to accommodate a larger shower and there is potential to put this back in the future as the original soil pipe was capped off behind the wall we understand.

BEDROOM 2

9'2" x 7'7"

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This room would accommodate a double bed.

BEDROOM 3

7'7" x 5'9"

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

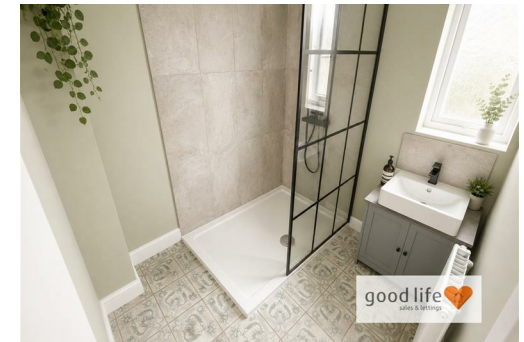
GARAGE

Detached garage to the rear of the property with driveway also to the rear suitable for parking at least 1 vehicle plus additional ample on street parking. The garage has manual up and over door providing vehicle access.

EXTERNALLY

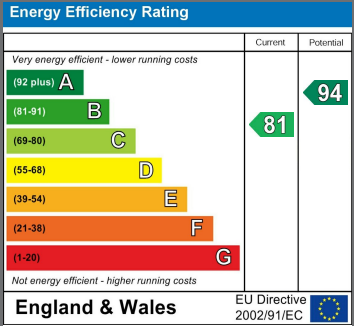
Attractive pedestrian only pathway leading to the front door with pleasant outlook on greenery.

The property benefits from a lovely rear garden with sunny aspect comprising; raised decked patio area immediately adjacent to the patio doors. Area of lawn and high perimeter fencing providing a good degree of privacy. The garage and driveway is to the rear of the property adjacent to the garden.



Local Authority
Sunderlsnd

Council Tax Band
B



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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