

Norway Avenue  
High Barnes  
Sunderland  
SR4 8QW



# Norway Avenue

£270,000

## INTRODUCTION

ONE OF THE FINEST EXAMPLES OF IT'S TYPE - STUNNING FULLY RENOVATED & MODERNISED 3 DOUBLE BEDROOM DOUBLE-FRONTED BUNGALOW - EXTENDED - LARGE DETACHED GARAGE WITH REMOTE DOOR - EXTENDED STUNNING MODERN KITCHEN WITH DOUBLE DOORS LEADING OUT TO REAR GARDEN - CONSERVATORY - LARGE 3rd BEDROOM CONVERSION WITH FLEXIBLE USE AS GUEST ROOM/HOBBIES ROOM & MORE!

## ENTRANCE PORCH

Entrance via GRP double-glazed door. Tiled flooring, integral door leading off to garage, double-glazed door leading off to entrance hall, rear facing white uPVC double-glazed window.

## ENTRANCE HALL

Carpet flooring, radiator, 5 doors leading off to, kitchen, dining room, lounge, bathroom and 2 bedrooms. Built-in cupboard providing useful storage and shelving.

## KITCHEN/DINING ROOM

Part of an extension to the original property, this superb recently renovated kitchen comprises; a range of modern wall and floor units in a light grey high gloss finish with wood-effect laminate work surface. Beautiful ceramic sink with bowl and a half, single drainer and stylish Monobloc tap. Integrated 4 ring induction hob with feature extractor chimney in stainless steel finish, integrated electric oven and integrated combination microwave. Integrated washing machine and a modern Combi boiler is tucked away in a kitchen cupboard, side facing white uPVC double-glazed window with views over the patio area, white uPVC double-glazed patio doors leading out to the patio and rear garden. Recessed lights to the ceiling. Double radiator, stylish vinyl flooring. This is a stunning kitchen by any standard.

## BATHROOM

Measurements taken at widest points.

Stylish vinyl flooring, modern period style radiator with chrome towel rail built-in, side facing white uPVC double-glazed window with privacy glass. Stylish designer bathroom suite comprising; toilet with low level cistern, basin with stylish chrome tap built onto vanity unit with storage beneath, walk-in shower. The walls are finished in a Carrara marble-style tile with brushed chrome edging strips. Recessed lights to ceiling. This is a stunning bathroom with quality bathroom renovation including walk-in shower.

## BEDROOM 1

Measurements taken into bay but do not include depth of fitted wardrobes which represent an additional 2ft approx.

Large double bedroom with carpet flooring, 2 radiators, front facing white uPVC double-glazed bay window. Modern fitted wardrobes with sliding doors providing a good degree of storage and hanging space.

## BEDROOM 2

Also a large double bedroom currently being used as a TV room which could equally be used as a dining room or alternative use depending on the needs of the new owners. Carpet flooring, large radiator, front facing white uPVC double-glazed window.

## LOUNGE

A lovely spacious lounge with carpet flooring, radiator, rear facing white uPVC double-glazed window, white uPVC double-glazed doors leading into conservatory. The focal point of the room is the log burning-effect gas fire which has all the benefits of a log burner with the cleanliness of gas and is built into a lovely brick fireplace. Open plan staircase leads to the third bedroom.



Local Authority  
Sunderland

Council Tax Band  
C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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



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