

Starflower Close  
Silksworth  
Sunderland  
SR3 1EZ



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# Starflower Close

## Offers In The Region Of £345,000

### INTRODUCTION

STUNNING 5 DOUBLE BED DETACHED HOME - 2 BEDROOMS EN SUITE - FABULOUS HUGE MASTER BEDROOM ON SECOND FLOOR - DOUBLE DETACHED GARAGE - LOUNGE PLUS SEPARATE DINING ROOM - GENEROUS DINING KITCHEN - SEPARATE UTILITY - LOVELY ASPECT ELEVATED TO FRONT NOT OVERLOOKED - GENEROUS LANDSCAPED REAR GARDEN PLOT ...

### ENTRANCE HALL

Entrance via GRP double-glazed door. LVT flooring laid in herringbone pattern, radiator, stairs to first floor, 4 doors leading off, 2 to reception rooms, 1 to WC and 1 to dining kitchen.

### W C

50x30

Continuation of LVT flooring from the entrance hall, toilet with low level cistern, hand basin with chrome tap, radiator, extractor fan.

### LOUNGE

14'8 x 11'0

A lovely well proportioned lounge.

LVT Flooring continued from the entrance hall providing a natural flow, radiator, white uPVC double-glazed patio doors views of and leading out to the rear garden.

### RECEPTION ROOM 2 (OR DINING ROOM)

11'0 x 9'3

LVT flooring continued from the entrance hall providing a natural flow, radiator, front facing white uPVC double-glazed window with pleasant views. This room would make a terrific formal dining room or would equally make a fabulous large home office for people working from home.

### DINING KITCHEN

24'2 x 11'1

Terrific open plan space with rear facing white uPVC double-glazed window with views over rear garden and front facing white uPVC double-glazed window with attractive views towards Silksworth Lane and Silksworth Hall Drive, the windows on either elevation provide lots of light into the space and there is a continuation of the LVT flooring from the entrance hall throughout the room. Beautiful fitted kitchen with a range of wall and floor units in a light grey finish with heritage style handles, laminate work surfaces. Integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish and matching splash back, quartz style sink with bowl and a half, single drainer and matching Monobloc tap, space and plumbing for a dishwasher, space for tall fridge/freezer. Ample space at one end of the room for formal table and chairs or, as the current owners have set up, a sofa and additional TV. Built in cupboard provides extra storage space and an extra radiator provides heat to the space. Door leading off to rear utility.

### UTILITY ROOM

5'7 x 5'0

LVT flooring continued from the kitchen, radiator, utility cupboard matching the kitchen and work surfaces matching the kitchen with space beneath for washing machine, GRP double-glazed door leading to the rear and patio.

### FIRST FLOOR LANDING

Stairs leading to the second floor, 5 doors leading off, 4 to bedrooms and 1 to bathroom.

**BATHROOM**

7'0 x 6'10

Vinyl tile effect flooring, radiator, white toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel and chrome tap, front facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling.

**BEDROOM 2**

13'1 x 11'1

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Lovely large double bedroom with door leading off to en-suite.

**EN-SUITE**

6'10 x 5'2

Vinyl tile effect flooring, radiator, double shower cubicle with shower fed from the main hot water system, toilet with low level cistern, sink with single pedestal and chrome tap. Extractor fan, recessed lights to ceiling, rear facing white uPVC double-glazed window with privacy glass.

**BEDROOM 3**

13'10 x 8'7

Another good size double bedroom.

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

**BEDROOM 4**

10'0 x 9'6

Also a double bedroom.

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

**BEDROOM 5**

10'9 x 10'2

Also a double bedroom.

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

**SECOND FLOOR**

27'3 x 15'4

Stunning master bedroom suite occupying the whole second floor comprising, carpet flooring, 4 uPVC double-glazed windows offering very pleasant elevated views, 2 double radiators. Door leading off to en-suite. This is a stunning room by any standard.

**EN-SUITE**

8'7 x 7'6

Vinyl tile effect flooring, double radiator, white uPVC double-glazed roof window, bath with chrome tap, toilet with low level cistern, sink with single pedestal and chrome tap, separate shower cubicle with shower fed from the main hot water system. Recessed lights to ceiling. Extractor fan.

**GARAGE**

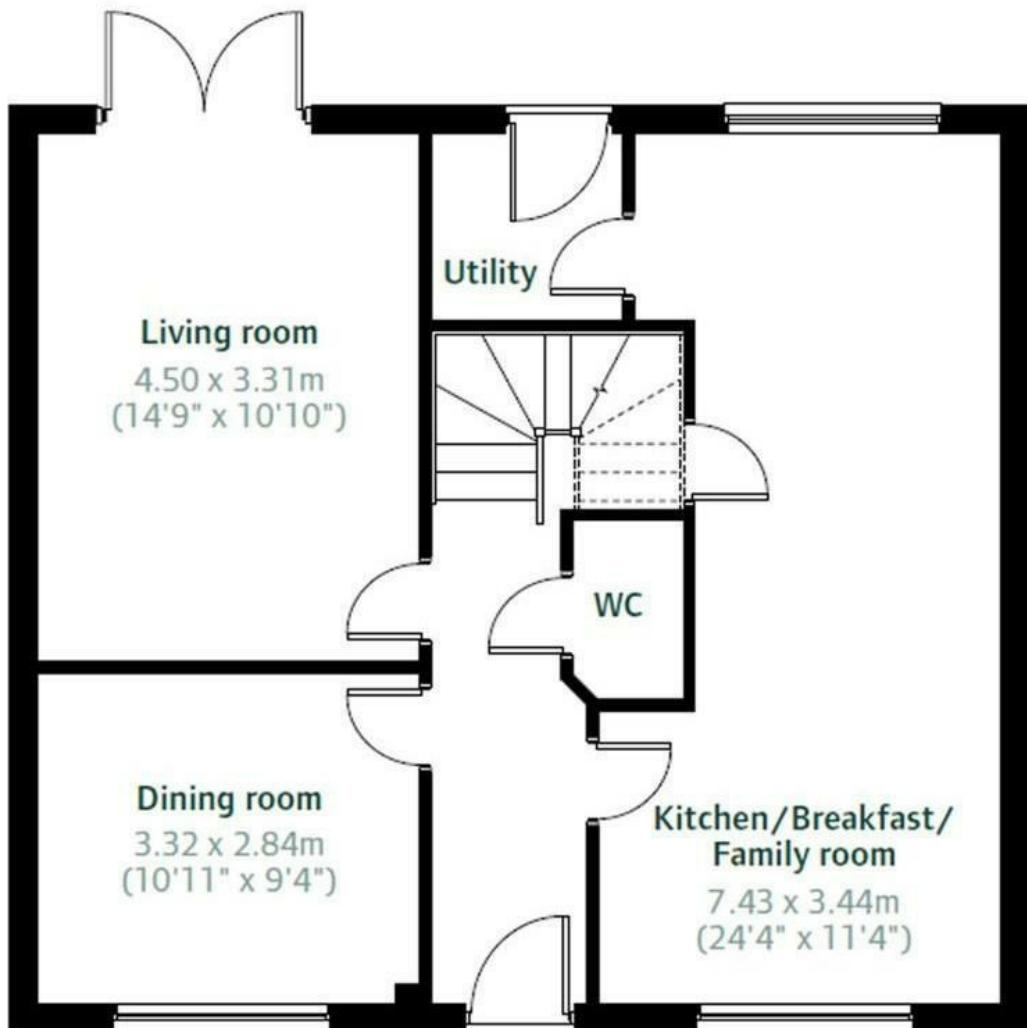
Genuine double garage space with 2 manual up and over doors, electric sockets and lighting. EV charger positioned next to the driveway for potential drivers with electric vehicles, double external sockets to the rear of the garage providing an easy access electric point for any garden electrical items (13 amp socket.)

**EXTERNALLY**

The property is beautiful positioned on a prominent site overlooking and towards to Silksworth Lane and Silksworth Hall drive on an elevated position with plenty of greenery to the front and pedestrian only access. Well maintained garden either side.

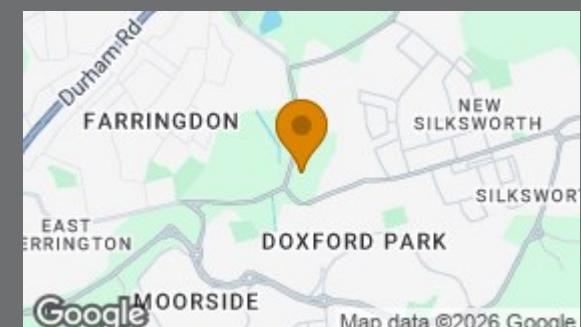
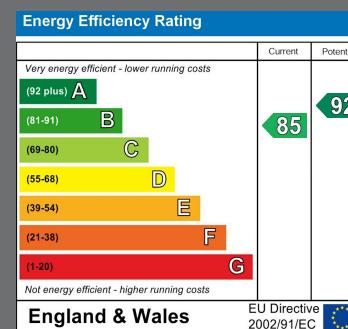
Very well-maintained area which is laid to lawn, further gravel chippings and decked patio positioned to take advantage of the sunny aspect at various times of the day. Pedestrian gated access to the rear which leads to a detached double garage and double driveway parking.





**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



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