

Hopton Drive  
Ryhope  
Sunderland  
SR2 0LT





# HOPTON DRIVE RYHOPE

- ♥ 6 BED DETACHED
- ♥ 2 EN SUITE
- ♥ SIX CAR DRIVEWAY
- ♥ DOUBLE DETACHED GARAGE
- ♥ FULLY MODERNISED
- ♥ SOUTH FACING REAR GARDEN



**good life**  
sales & lettings



*We Sell Homes that Change Lives!*



# Hopton Drive

## Asking Price £495,000

### INTRODUCTION

6 BEDROOM DETACHED - DETACHED DOUBLE GARAGE WITH REMOTE DOORS - 6 CAR DOUBLE DRIVEWAY - 2 BEDROOMS EN SUITE - FULLY UPDATED & WELL PRESENTED - SOUTHERN ASPECT REAR GARDEN- RECENT WREN KITCHEN WITH GRANITE WORK TOPS ...

### ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. Natural wood-effect flooring, 2 built in cupboards either side providing useful storage and coat hanging. Partially-glazed door leading into entrance hall.

### ENTRANCE HALL

12'4 x 9'7

Lovely welcoming entrance hall.

Natural wood flooring, under stairs cupboard providing storage, radiator, staircase leading to part gallery landing. Door leading off to WC, door leading off to formal lounge, and door leading off to secondary lounge.

### W C

5'4 x 3'10

Ceramic wood-effect flooring, chrome towel heater style radiator, white toilet with concealed cistern and push button flush, sink built into vanity unit with chrome tap. Tasteful tile choices to approx. half height with mosaic border and extractor fan.

### FORMAL LOUNGE

16'8 x 14'5

Lovely size formal lounge just to the left of entrance hall.

Carpet flooring, 2 radiators, 2 front facing white uPVC double-glazed windows with Georgian style panes. Lovely feature fire surround in a stone effect finish with granite hearth and back and built in coal effect gas fire.

### SECONDARY LOUNGE OR FORMAL DINING ROOM

14'5 x 11'6

Also, a good size room with versatile use.

Carpet flooring, 2 radiators, 2 front facing white uPVC double-glazed windows with Georgian style panes. This room could be used as a secondary lounge or formal dining room leading off the entrance hall.

### BREAKFASTING KITCHEN

24'7 x 9'5

A lovely space with natural wood flooring, 2 radiators, 2 white uPVC double-glazed windows with Georgian style panes overlooking the rear garden, white uPVC double-glazed patio doors also with Georgian style panes overlooking the garden and leading out to the rear patio. Recently installed fitted kitchen by Wren kitchens with granite work surfaces and breakfast return allowing the opportunity for informal dining if required. At the centre of the kitchen is a range master range oven with multiple ovens, 5 ring gas hob and hot plate, matching extractor and splash back. The kitchen itself is beautifully designed to a high quality including quality appliances and includes an inset sink with bowl and a half and gold effect Monobloc tap, integrated dishwasher, integrated double fridge/freezer and superb practical cupboard space with larder units etc.

## SEPERATE DINING ROOM

14'6 x 10'8

Lovely formal dining room.

Carpet flooring, 2 radiators, white uPVC double-glazed window with Georgian style panes over looking the rear garden and patio.

## UTILITY ROOM

8'0 x 6'2

Continuation of the natural wood flooring, radiator, fitted units with laminate work surfaces, stainless steel sink with single bowl, single drainer and Monobloc tap, under bench space and plumbing for a washing machine and space for additional fridge. Wall mounted central heating boiler, double-glazed door leading to the side of the property.

## GALLERY LANDING

Beautiful landing. Radiator, 7 doors leading to off, 6 to bedrooms and 1 to bathroom, large built in cupboard housing the Megaflo hot water and central heating system.

## MASTER BEDROOM

15'7 x 14'8

Measurements taken at widest points but does not include depth of fitted wardrobes.

Lovely master bedroom with double radiator, 2 front facing white uPVC double-glazed windows with Georgian style panes. Quality fitted wardrobes to 2 walls with a good degree of storage and hanging space to full ceiling height. Door leading off to en suite.

## EN SUITE

7'6 x 6'1

Measurements taken at widest points.

Ceramic tile effect flooring, tall chrome towel heater style radiator, white uPVC double-glazed window with Georgian style panes. Quality sink built into drawer unit with chrome tap, matching wall mounted built in cupboard, double shower cubicle with sliding doors and shower fed from the main hot water system, toilet with concealed cistern and push button flush with the cabinetry matching the wall cupboard and sink. Recessed lights to ceiling, extractor fan.

## BEDROOM 2

15'0 x 9'8

Carpet flooring, radiator, 2 rear facing white uPVC double-glazed windows with Georgian style panes. Lovely size double bedroom, door leading off to en suite.

## EN SUITE

8'10 x 4'8

Vinyl flooring, radiator, sink with single pedestal and chrome tap, toilet with low level cistern, single shower cubicle with folding glass door and shower fed from the main hot water system. Recessed lights to ceiling, extractor fan. Stylish tile choices.

## BEDROOM 3

13'9 x 8'6

Double bedroom.

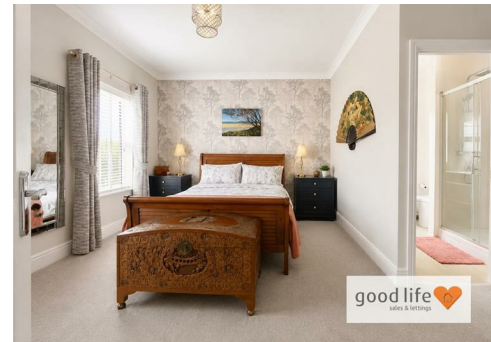
Carpet flooring, radiator, 2 front facing white uPVC double-glazed windows with Georgian style panes.

## FAMILY BATHROOM

9'0 x 8'10

Measurements taken into shower.

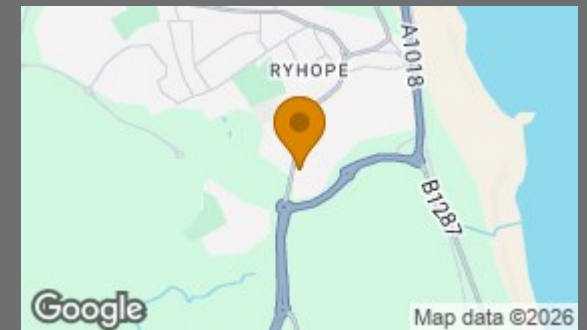
Quality family bathroom with stylish tile choices to walls and floor, bath with panel, chrome tap and showerhead attachment, sink built into vanity unit with chrome tap, toilet with concealed cistern and push button flush, single shower cubicle with folding glass doors and shower fed from the main hot water system. Chrome heater style radiator, recessed lights to ceiling, extractor fan, side facing white uPVC double-glazed window with Georgian style panes and privacy glass.



Local Authority  
Sunderland

Council Tax Band  
F

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		



**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



## Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF



### HOPTON DRIVE RYHOPE

- ♥ 4 BED DETACHED
- ♥ 2 EN SUITE
- ♥ SIX CAR DRIVEWAY
- ♥ DOUBLE DETACHED GARAGE
- ♥ FULLY MODERNISED
- ♥ SOUTH FACING REAR GARDEN

**good life**  
sales & lettings

*We Sell Homes that Change Lives!*



## Contact

0191 565 6655

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

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

**good life**  
sales & lettings

