

Baildon Road Burdon Fields Sunderland SR3 2ZD



**BAILDON ROAD
SR3**

A superb recently constructed home with A Rated energy efficiency, spacious stylish layout, lots of upgrades & terrific plot, double driveway & EV charging point - a ready to move into opportunity!

- ♥ SUPERB 4 BED DETACHED
- ♥ SUPER ENERGY EFFICIENT
- ♥ EV CHARGING & PV PANELS
- ♥ OVER £10k EXTRAS
- ♥ LOVELY PLOT

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Baildon Road

Offers In The Region Of £314,995

INTRODUCTION

LARGE 4 BEDROOM DETACHED HOUSE - EN SUITE TO MASTER BEDROOM - OPEN PLAN REAR KITCHEN DINING ZONE - OVER £10,000 OF OPTIONAL EXTRAS - DISCOUNTED £15,000 FROM NEW SPEC - DOUBLE DRIVEWAY & SINGLE GARAGE - SOLAR PANELS & SUPER EFFICIENT GLAZING - GENEROUS REAR GARDEN PLOT ...

ENTRANCE HALL

Entrance via GRP double-glazed door. LVT flooring, double radiator, built in coms cupboards which also provides some storage, stairs to first floor landing, large under stairs cupboard providing additional storage, 3 doors leading off, 1 to lounge, 1 to dining kitchen and 1 to wc.

WC

6'0" x 4'9"

LVT flooring, radiator, toilet with low level cistern, hand basin with chrome tap. Extractor fan.

LOUNGE

14'9" x 12'6"

Lovely size formal lounge

White uPVC double-glazed window front and partially side facing. Large enough to accommodate most arrangements of furniture.

DINING KITCHEN

17'7" x 9'4"

LVT flooring, double radiator, rear facing white uPVC double-glazed window and white uPVC double- patio doors with lovely views of the garden and leading out to the patio. Stylish fitted kitchen with a range of wall and floor units in a light finish with contrasting laminate work surface, 5 ring integrated gas hob, integrated extractor, double electric oven situated at waist height for convenience, integrated fridge/freezer, integrated dishwasher, integrated washing machine. Stainless steel sink with bowl and a half, single drainer and matching monobloc tap, cupboard conceals the central heating boiler. The rear of the property is open plan and comfortably accommodates a dining table and chairs as can be seen in the photographs. This is a lovely room.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, large landing with radiator, large built in cupboard providing useful storage, loft hatch, 5 doors leading off, 4 to bedrooms and 1 to bathroom

MASTER BEDROOM

12'9" x 12'7"

Measurements taken at widest points.

Lovely double bedroom.

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Fitted walk in wardrobe/cupboard with lighting. Door leading off to en suite.

EN-SUITE

7'5" x 6'11"

Vinyl tile effect flooring, radiator, front facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, double shower cubicle with sliding doors which is tiled in its entirety and with shower fed the main hot water system. This is a lovely spacious en suite facility.

BEDROOM 2

11'7" x 11'1"

Measurement taken at widest points

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Good size double bedroom.

BEDROOM 3

11'11" x 10'4"

Also good size double bedroom

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

BEDROOM 4

9'5" x 8'4"

Also a double bedroom but converted for use by the current owners as a dressing room.

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

BATHROOM

9'6" x 7'0"

Measurements taken at widest points

Vinyl tile effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome tap. Tiling around the bath area and above the sink. Extractor fan.

EXTERNALLY

Double driveway to the front leading to a single garage.

The property has a large garden plot with a small paved patio immediately adjacent to the house and the rest of the garden laid to lawn. Perimeter fencing and the garden experience a degree of privacy but enjoys a sunny aspect. This is lovely garden space.



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KITCHEN

DINING

ST

HALL

WC

LOUNGE

GARAGE

GROUND FLOOR

BED 4

BATH

BED 2

LANDING

ST/W

ST/ CYL

ENSUITE

BED 3

BED 1

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Local Authority
Sunderland

Council Tax Band
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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



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