

St. Govan Lane
The Meadows
Sunderland
SR3 2GG





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St. Govan Lane

Offers In The Region Of £245,000

INTRODUCTION

STUNNING 3 DOUBLE BEDROOM SEMI-DETACHED - FABULOUS OPEN PLAN GROUND FLOOR - BEAUTIFUL DINING KITCHEN - QUALITY FLOORING THROUGHOUT - PROFESSIONALLY LANDSCAPED REAR GARDEN - MASTER BEDROOM WITH EN SUITE & DRESSING ROOM ...

ENTRANCE HALL

Entrance via GRP double-glazed door. LVT flooring laid in herringbone pattern, radiator, carpeted stairs to first floor landing. Door leading off to wc, door leading off to open plan lounge dining kitchen.

WC

5'4 x 3'0

LVT flooring continued from the entrance hall, radiator, hand basin with chrome tap and storage beneath, toilet with concealed cistern. Recessed lights to ceiling, front facing white uPVC double-glazed window with privacy glass.

OPEN PLAN LOUNGE DINING KITCHEN

30'3 x 13'3

Measurements taken at widest points

Continuation stylish LVT flooring laid in herringbone pattern which runs throughout this room and the ground floor, this is a wonderful space with a natural lounge area with white uPVC double-glazed doors and white uPVC double-glazed windows either side looking out onto rear patio and garden and 2 uPVC roof windows providing extra light to the space. Concealed built in utility cupboard which has space and plumbing for a washing machine and quartz work surface and electric points. The lounge area flows naturally into a dining area which flows naturally into an open plan kitchen. The open plan kitchen has a range of wall and floor units in a high gloss grey finish with quartz work surfaces, inset sink with bowl and a half and monobloc tap, Integrated dishwasher, integrated double fridge/freezer, integrated double oven and ceramic hob. The quartz work surfaces extend from the upstands and also provide a stylish splash back to the hob. Front facing white uPVC double-glazed window with pleasant views, and a cupboard contains the central heating boiler. Heat for the space is provided by 3 double radiators, and recessed lighting continues throughout the ground floor.

FIRST FLOOR LANDING

Built in cupboard, radiator, 4 doors leading off, 2 to bedrooms, 1 to bathroom and 1 to staircase to second floor.

BEDROOM 3

9'5 x 7'2

Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant views and built in shutters. This is a good size single bedroom but would accommodate a double bed, and is currently used as a home office (no photographs)

BEDROOM 2

13'10 x 8'8

Carpet flooring, radiator, rear facing white uPVC double-glazed window with elevated views and built in shutter. This is a large double bedroom.

BATHROOM

7'3 x 5'7

Tiled flooring, chrome towel heater style radiator, side facing white uPVC double-glazed window with privacy glass, extractor fan, recessed lights to ceiling. White bath with panel, chrome taps with showerhead attachment, separate shower with fixed shower and separate hand held shower, glass shower screen over bath, toilet with concealed cistern and push button flush, wall mounted sink with chrome tap.

SECOND FLOOR

Small landing with additional white uPVC double-glazed window with pleasant views and built in shutter, radiator, carpeted stairs to the second floor/master bedroom.

MASTER BEDROOM

13'5 x 10'0

Lovely large double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window with fitted shutters. Leading to open plan dressing area.

DRESSING ROOM

6'6 x 5'7

Carpet flooring, radiator, door leading off to en-suite.

EN-SUITE

8'0 x 5'5

Stylish tile flooring, chrome towel heater style radiator, double walk in shower cubicle with shower fed from the main hot water system, comprising fixed overhead shower and separate hand held shower, toilet with concealed cistern and push button flush, wall mounted sink with chrome tap. Double-glazed roof window

EXTERNALLY

To the front there is a multi car driveway.

The property has a lovely landscaped rear garden which enjoys a sunny aspect at various times of the day and comprises a raised area of paved patio with steps leading down onto a large area of artificial lawn. Rail way sleepers provide raised borders and an extensive area of decking to the bottom of the garden provide some lovely seating areas as can be seen the photos. This really is a lovely feature of this particular property and has been completed at considerable expense by the current owners.



Local Authority
Sunderland

Council Tax Band
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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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