



Grassholm Meadows, Tunstall, Sunderland

Offers in the Region of £439,999

4 BEDROOM INDIVIDUALLY DESIGNED DETACHED BUNGALOW

MASTER BEDROOM WITH FULL EN-SUITE BATHROOM & DRESSING ROOM

3 RECEPTION ROOMS INCL FAMILY ROOM OVERLOOKING REAR PATIO & GARDEN

GENUINE DOUBLE GARAGE WITH EXTENSIVE MULTI-VEHICLE PARKING

EPC RATING C

QUALITY BATHROOMS & KITCHEN WITH QUARTZ WORKTOPS & NEFF APPLIANCES

RARE INDIVIDUALLY DESIGNED & CONSTRUCTED LARGE 4 BEDROOM DETACHED BUNGALOW WITH IMPRESSIVE SOUTH FACING OUTLOOK TO THE REAR OVER OPEN COUNTRYSIDE - DOUBLE GARAGE - QUALITY KITCHEN - MASTER BEDROOM WITH DRESSING ROOM & FULL BATHROOM LEADING OFF - SOLAR PV PANELS CONSIDERABLY REDUCING NET ENERGY COSTS. Good Life Homes are delighted to bring to the market a large, individually constructed 4 bedroom detached bungalow which is probably the finest of its type on the market. With over 3000 square foot of living space, this substantial home was constructed around 35 years ago on a generous plot providing extensive parking to the front and a genuine double garage with two remote doors, plus a beautiful rear garden plot with unobstructed south facing rural views creating a real countryside feeling. Internally, this impressive home briefly comprises; entrance hall, separate WC, front lounge, 3 bedrooms plus additional master bedroom with dressing room and full bathroom leading off, separate large bathroom, stunning rear lounge/dining room extending over 30ft with views over garden, modern designer kitchen with Quartz worktops and integrated Neff appliances, gorgeous family room with views over garden and open countryside. There is also a genuine double garage with twin electric doors, electric lighting and sockets which has direct access into a generous utility room which in turn can access the house via an internal door. Solar PV Panels have been installed which significantly reduce the net annual electric costs. This is an impressive home by any standard and viewing is unreservedly recommended. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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ACCOMMODATION

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Quality LVT flooring, double radiator, 2 radiators, doors leading off to lounge, WC and lounge/dining room, double doors into storage cupboard. Door leading off to bathroom, door into utility, 4 bedrooms.

LOUNGE 12' 10" x 12' 1" (3.91m x 3.68m)

Carpet flooring, white uPVC double-glazed bay window, radiator. Built-in fireplace with coal-effect gas fire.

WC 6' 0" x 3' 10" (1.83m x 1.17m)

Tiled flooring, chrome towel heater radiator, front facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink built into vanity unit with storage beneath. Built-in mirror, alarm key pad, recessed lights to ceiling.

MASTER BEDROOM 20' 7" x 11' 5" (6.27m x 3.48m)

Stunning master bedroom with carpet flooring, 2 radiators, white uPVC double-glazed bow window with built-in shutters. Extensive fitted bedroom furniture, door leading off dressing door and door leading off to en suite.

DRESSING ROOM 8' 6" x 5' 0" (2.59m x 1.52m)

Measurements do not include the depth of the fitted wardrobes in part. Carpet flooring, fitted storage/furniture to 3 walls with recessed LED lights.

EN SUITE 11' 7" x 6' 10" (3.53m x 2.08m)

Tiled flooring, chrome towel heater style radiator. Sunken bath with chrome taps and additional chrome heater style radiator, corner quadrant shower with sliding glass doors, toilet with low level cistern, bidet and sink built into vanity unit with considerable storage. Electric shaving point and recessed lights to ceiling.

UTILITY ROOM 14' 10" x 4' 9" (4.52m x 1.45m)

Measurements are approx. Laminate tile flooring, radiator, fitted kitchen/storage units with stainless steel sink comprising; single bowl, single drainer and Monobloc tap. Laminate work surface with space and plumbing for a washing machine and dryer beneath. White uPVC double-glazed window, recessed lights to ceiling, integral door to garage.

BATHROOM 12' 7" x 10' 9" (3.83m x 3.27m)

Chrome towel heater style radiator, double walk-in shower cubicle with glass shower screens, toilet with low level cistern, bath with chrome taps and showerhead attachment. Sink with chrome tap built into vanity unit with extensive storage below and above. Electric shaving point, recessed lights to ceiling, extractor fan.

BEDROOM 2 11' 5" x 7' 0" (3.48m x 2.13m)

Carpet flooring, radiator, white uPVC double-glazed window with built-in shutters. Built-in bedroom furniture including desk.

BEDROOM 4 11' 5" x 7' 0" (3.48m x 2.13m)

Carpet flooring, single radiator, white uPVC double-glazed window with built-in shutters. Fitted bedroom furniture including desk.



BEDROOM 3 14' 5" x 11' 4" (4.39m x 3.45m)

Measurements are approx. Carpet flooring, radiator, white uPVC double-glazed window with built-in shutters. Extensive bedroom furniture. Double radiator. This is a large double bedroom.

OPEN PLAN LOUNGE/DINING ROOM 35' 0" x 13' 9" (10.66m x 4.19m)

Measurements do not include depth of bay window. Extensive living and dining area which is a wonderful space to the rear of the property with large bay window with views over the garden and open countryside to the rear. White uPVC double-glazed bay window, radiator, gorgeous fire surround in a polished stone finish with coal-effect gas fire. Additional radiator. Double doors leading off to entrance hall. Door leading off breakfasting kitchen.

BREAKFASTING KITCHEN 18' 5" x 9' 10" (5.61m x 2.99m)

Quality LVT individually designed flooring, 2 white uPVC double-glazed window with views over the rear. Stylish modern fitted kitchen with a range of wall and floor units in a white high gloss finish with oversize handles and Quartz work tops including inset stainless steel sink (bowl and a half) including a waste disposal system and GROHE instant hot water tap. 5 ring Neff induction hob with matching stainless steel extractor and Quartz splash back, integrated Neff oven with warming oven beneath and integrated combination microwave above, all Neff. Integrated Neff dishwasher, integrated fridge/freezer. Pull out larder unit. Recessed lights to ceiling, partially-glazed door leading to family room.

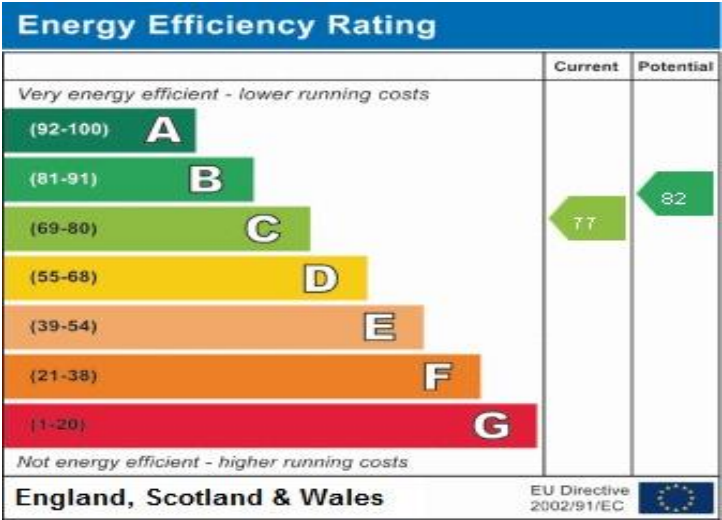
FAMILY ROOM 19' 5" x 13' 2" (5.91m x 4.01m)

Individually designed quality LVT flooring, large double radiator, white uPVC double-glazed windows and additional flat panel radiator, recessed lights to ceiling and 3 double-glazed Velux style roof lights and white uPVC double-glazed door leading out to the rear garden.

GARAGE 19' 5" x 18' 7" (5.91m x 5.66m)

Measurements taken at widest points. 2 roller shutter electric doors providing vehicle access for 2 vehicles, extensive built-in cupboards. Wall mounted Combi boiler for the central heating system and solar panel control system. This is an extensive garage with electric lighting and sockets with potential to use a garage and work shop.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.