



Fulbroke Close, Hawksley Grange, Sunderland

£395,000



STUNNING 5 DOUBLE BED DETACHED HOME

DOUBLE GARAGE & TRIPLE PARKING TO DRIVEWAY

**FABULOUS OPEN PLAN REAR KITCHEN/DINING/FAMILY ROOM
WITH MEDIA WALL & BI-FOLD DOORS INTO
CONSERVATORY/ORANGERY**

2 EN SUITES + DESIGNER FAMILY BATHROOM

EPC RATING C

GENEROUS REAR GARDEN PLOT WITH SUNNY ASPECT

STUNNING 5 DOUBLE BED DETACHED HOME - 2 EN-SUITES + DESIGNER FAMILY BATHROOM - DOUBLE GARAGE & TRIPLE PARKING TO DRIVEWAY - FABULOUS OPEN PLAN REAR KITCHEN/DINING/FAMILY ROOM WITH MEDIA WALL & BI-FOLD DOORS INTO CONSERVATORY/ORANGERY - GENEROUS REAR GARDEN PLOT WITH SUNNY ASPECT - AMAZING BEDROOM SUITE ON SECOND FLOOR WITH TERRIFIC OPEN PLAN BATHROOM AND DRESSING ROOM - BEAUTIFULLY PRESENTED THROUGHOUT - A LEVEL OF QUALITY RARE TO THE MARKET ... Good Life Homes are delighted to bring to the market a home of considerable quality which has benefitted from significant recent expenditure creating a stunning modern home with a wonderful interior design feel and a gorgeous open plan layout to the rear ground floor comprising a fabulous modern designer kitchen zone with stylish quartz worktops and integrated appliances. The kitchen flows into the dining zone and family zone which has an impressive media wall with built-in fire beneath as a focal point. Leading off the centre of this impressive space are bi-fold doors into a wonderful modern conservatory which the current owners use as a dining room but could equally be an additional lounge. Also leading off the kitchen is a separate utility room and downstairs WC. Still on the ground floor, to the front, is a spacious formal lounge with log burning stove acting as a cosy centre-point for enjoying winter evenings! On the first floor there are 4 double bedrooms, the master of which has an en suite shower room. The separate family bathroom is particularly impressive with Ashton & Bentley designer bathroom-ware incorporating double sinks and stunning contemporary slipper free-standing bath, all

ACCOMMODATION

ENTRANCE HALL

Entrance via GRP double-glazed door. Stylish LVT flooring, column radiator, carpeted stairs to first floor landing, door lead off to formal lounge, integral door leading off to garage, door leading off to kitchen, family, dining room.

FORMAL LOUNGE 19' 8" x 11' 5" (5.99m x 3.48m)

A fabulous formal lounge. Carpet flooring, log burning stove, lovely front facing white uPVC double-glazed window with fitted blinds and 2 radiators including 1 column radiator. This is a gorgeous room which would accommodate most arrangements of furniture.

KITCHEN, DINING, FAMILY ROOM 31' 0" x 16' 8" (9.44m x 5.08m)

A fabulous space stretching the full width of the house to the rear with quality LVT flooring throughout, stunning white designer style kitchen with stylish quartz work surfaces including breakfast bar with 4 ring induction hob and designer extractor chimney above. Recessed sink in a gold effect finish and matching tap. Integrated double oven, integrated fridge/freezer, integrated dishwasher, space for wine cooler, recessed lights to ceiling and extractor. To the other side of the room is a lovely lounge/family room with media wall, integral electric fire and space for flat screen TV. 3 radiators serve this area, bi-fold doors lead out to conservatory/sun room. This is a stunning lifestyle room by any standard.

CONSERVATORY/SUN ROOM 11' 2" x 11' 0" (3.40m x 3.35m)

Laminate wood-effect flooring, double glazed windows and clear roof with bi-fold doors leading back into the main house. The conservatory benefits from a sunny aspect which when the bi-fold doors open radiates heat from the sun through into the rest of the rear of the property and is a perfect dining space or additional lounge area with lovely views over the garden.

UTILITY ROOM 8' 3" x 5' 4" (2.51m x 1.62m)

Leading off the kitchen, LVT flooring from the kitchen, radiator, side facing white uPVC double-glazed window, GRP double-glazed door leading to the rear garden. Fitted units in a white high gloss finish with contrasting work surfaces. Space and plumbing for a washing machine, stainless steel sink with single bowl, single drainer and flexible tap. Built-in unit also housing the central heating boiler, extractor fan, door leading off to downstairs WC.

DOWNSTAIRS WC 5' 4" x 2' 8" (1.62m x 0.81m)

Continuation of the flooring from the utility room, white hand basin with chrome tap built into white high gloss unit beneath, white toilet with low level cistern, radiator, white uPVC double-glazed window with privacy glass. Stylish tiles to each wall, electric consumer unit.

FIRST FLOOR LANDING

2 Radiators, 6 doors leading off, built-in airing cupboard. 1 to master bedroom, 3 to further bedrooms, family bathroom and stairs leading to second floor.



MASTER BEDROOM 13' 6" x 11' 6" (4.11m x 3.50m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes extending to approx. 9ft providing a good degree of storage and hanging space. This is a good size double bedroom. Door leading off to en-suite.

EN-SUITE 8' 0" x 4' 2" (2.44m x 1.27m)

Carpet flooring continued from the bedroom, single radiator, side facing white uPVC double-glazed window with privacy glass, recessed lights to the ceiling, extractor fan. White toilet with low level cistern, white sink with single pedestal and chrome tap, double shower cubicle with sliding doors and shower fed from the main hot water system. The area around the shower is finished in a white mosaic tile which extends to approx. half height around the remainder of the en-suite.

BEDROOM 2 11' 3" x 8' 1" (3.43m x 2.46m)

Measurements taken at widest points and do not include depth of fitted wardrobes. Another double bedroom with carpet flooring, radiator, rear facing white uPVC double-glazed window. Extensive fitted wardrobes professionally installed and extending to approx. 11ft providing a good degree of storage and hanging space.

FAMILY BATHROOM 8' 6" x 6' 8" (2.59m x 2.03m)

Stylish porcelain tile flooring which extends to the walls, column radiator, rear facing white uPVC double-glazed window with privacy glass, LED recessed lights to ceiling. Fabulous bathroom suite comprising; dual sinks and chrome taps built into quartz work tops with storage doors beneath, toilet with concealed cistern and push button flush and fabulous contemporary slipper style bath by Ashton and Bentley with feature floor mounted chrome tap and showerhead attachment. This is a stunning bathroom by any standard.

BEDROOM 3 10' 0" x 7' 5" (3.05m x 2.26m)

This is also a double bedroom. Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window.

BEDROOM 4 11' 0" x 8' 8" (3.35m x 2.64m)

Carpet flooring, 2 radiators, 2 front facing white uPVC double-glazed windows. Professionally installed fitted wardrobes to 1 wall extending to approx. 5ft 9" providing a good degree of storage and hanging space. This is also a comfortable double bedroom.

SECOND FLOOR BEDROOM SUITE 27' 5" x 14' 0" (8.35m x 4.26m)

This is a stunning bedroom suite with 4 wooden framed double-glazed Velux style roof lights including some restricted sea views in the distance. The floor is open plan and divided into 3 main areas comprising; bedroom, bathroom and dressing room. The current owners have the main bedroom area devoted to a king size bed with ample room for work desk and study area, a part modesty wall provides open plan access into the bathroom area which comprises; toilet with low level cistern, double walk-in shower cubicle and shower fed from the main hot water system, sink built into stylish vanity unit. Comfortable open plan style dressing area with ample hanging and storage space built-in including stylish drawer unit, additional front facing uPVC double-glazed window, 2 radiators providing heat to the space. Recessed lights to ceiling and loft hatch. This must be one of the impressive second floor bedroom suites we have seen in recent years and would be fantastic as a master bedroom or as a teenage or guest bedroom suite.

GARAGE 18' 0" x 17' 8" (5.48m x 5.38m)

Accessed via 2 electric remote doors providing comfortable vehicle access with part dividing wall between the 2 offering the versatility to create an additional utility/workshop area or vehicle parking. The current owners have a utility bench down one side of the garage spaces which new owners could potentially remove to create more space or make use of the cupboard space which is there. Electric lighting and sockets. Integral door leading into entrance hall.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.