



Highside Drive, Humbledon, Sunderland

£245,000

SUPERB SUBSTANTIAL EXTENDED 4 BED SEMI-DETACHED HOME

EN SUITE TO MASTER BEDROOM

HUGE CONSERVATORY

EPC RATING C

LARGE LOUNGE THROUGH DINING ROOM

EXTENDED IMPRESSIVE STYLISH DINING KITCHEN

SUPERB! SUBSTANTIAL! EXTENDED! 4 BED SEMI-DETACHED HOME - EN SUITE TO MASTER BEDROOM - HUGE CONSERVATORY - LARGE LOUNGE THROUGH DINING ROOM - EXTENDED IMPRESSIVE STYLISH DINING KITCHEN - LOW MAINTENANCE REAR GARDEN - DOUBLE DRIVEWAY & GARAGE - SOUGHT AFTER LOCATION...

Good Life Homes are delighted to bring to the market a substantially extended 4 bedroom semi-detached home of considerable quality and proportions updated and very well presented by the current owners. Considerably extended compared to the original floorplan, this generous home briefly comprises; beautiful entrance hall and staircase, large lounge through dining room with stunning fireplace as a focal point, gorgeous extended recently updated breakfasting kitchen, impressive conservatory filling the complete width of the house to the rear creating a large additional light living space with views over the garden. On the first floor there are 3 double bedrooms and a comfortable 4th single bedroom - all benefitting from built-in furniture. There is a well-equipped family bathroom and a lovely en suite bathroom leading off the master bedroom both of which are located in what would have been the extended part of the house. To the front of the property you have comfortable driveway parking for 2 vehicles leading to a garage. To the rear there is a low-maintenance garden plot which has been well-planned for year round enjoyment. The current owners have enjoyed living in this fabulous home for almost 30 years and have kept the property updated and well-maintained throughout, perfect for the next owners. Viewing is unreservedly recommended and can be organised 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 PORCH

Entrance via uPVC double-glazed door. Tiled flooring, front facing white uPVC double-glazed window, white uPVC double-glazed door leading into entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, radiator, staircase leading to the first floor, under stairs cupboard providing storage, wall mounted thermostat for the central heating system. Door leading off lounge/dining room, door leading off to breakfasting kitchen.

LOUNGE 15' 1" x 12' 1" (4.59m x 3.68m)

Measurements taken at widest points. Lovely large lounge. Carpet flooring, beautiful stone fireplace with matching hearth and back and built-in electric fire, front facing white uPVC double-glazed bay window. Archway leading to dining area.

DINING AREA 10' 4" x 8' 4" (3.15m x 2.54m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window into conservatory. The dining room is open plan to the lounge creating a lovely light space with windows to the front and rear.

BREAKFASTING KITCHEN 17' 8" x 11' 0" (5.38m x 3.35m)

Measurements taken at widest points. Stylish wood-effect ceramic flooring, double radiator, white uPVC double-glazed window, white uPVC double-glazed patio doors leading out to conservatory. Designer fitted kitchen with a range of wall and floor units in a light cream high gloss finish with laminate wood-effect work surfaces, granite style sink with bowl and a half, single drainer and flexible Monobloc tap. Impressive 5 ring gas hob with glass splash back and designer extractor with touch controls. Integrated double oven situated at waist height for convenience. Space for tall fridge/freezer, washing machine concealed by cupboard, under bench space for additional appliance if required in the future for example dishwasher or dryer. The kitchen is a lovely room with sufficient space at one end of the room to comfortably accommodate a dining table and chairs. Doors leading off to entrance hall and dining room.

CONSERVATORY 17' 8" x 9' 5" (5.38m x 2.87m)

A stunning conservatory stretching over 17ft across the rear of the property and accessed from double doors in the kitchen. The conservatory has uPVC double-glazed window and opaque polycarbonate roof, double-glazed patio doors leading out to the rear patio. Double radiator fed from the main house system. The conservatory is beautifully proportioned to accommodate a large array of furniture (for example, the current owners have a double sofa and 3 matching chairs making full use of this lovely light room.)

FIRST FLOOR LANDING

5 doors leading off, 4 to bedrooms and 1 to bathroom.



BATHROOM 7' 10" x 5' 5" (2.39m x 1.65m)

Granite style flooring with Quartz chippings, chrome towel heater style radiator, white uPVC double-glazed window with privacy glass. Stylish bathroom suite comprising; toilet with concealed cistern and push button flush, sink built into drawer unit with chrome tap, p-shaped bath with glass shower screen over, chrome bath taps and separate shower fed from the main hot water system. Stylish tiling choices with feature wall and uPVC cladding to the ceiling with recessed lights. Electric shaving point.

MASTER BEDROOM 17' 10" x 8' 4" (5.43m x 2.54m)

Forming part of an extension to the original property. This impressive master bedroom has laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window with pleasant views. Extensive fitted wardrobes with built-in lighting, door leading off to en suite.

EN SUITE SHOWER ROOM 8' 3" x 5' 7" (2.51m x 1.70m)

Tiled flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. Large corner shower with walk-in pivot door, built-in glass shelving and electric shower, white toilet with low level cistern, white sink with single pedestal and chrome taps. Stylish tiling choices with mosaic border. Extractor fan.

BEDROOM 2 13' 2" x 9' 0" (4.01m x 2.74m)

Laminate wood-effect flooring, radiator, white uPVC double-glazed window, extensive fitted wardrobes to 1 wall with built-in shelving and display unit matching the shelving. This is a good size double bedroom.

BEDROOM 3 11' 1" x 10' 8" (3.38m x 3.25m)

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. Extensive built-in wardrobes, built-in desk and drawer units. This is also a good size double bedroom.

BEDROOM 4 8' 6" x 8' 0" (2.59m x 2.44m)

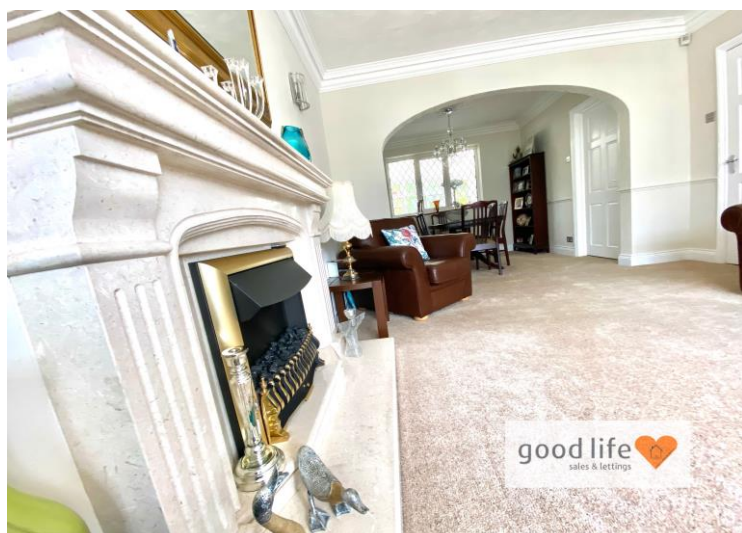
Laminate wood-effect flooring, single radiator, front facing white uPVC double-glazed window. Built-in wardrobes to 1 wall and built-in shelving to another. This would certainly accommodate a single bed but would equally make a home office with views to the front.

GARAGE

Electric lights and sockets, up and over garage door.

EXTERNALLY

The large front block paved driveway suitable parking at least 2 vehicle plus on street parking leading to attached garage with steps into entrance porch. The property has a completely low maintenance rear garden which has retaining wall and steps up to a large area of patio and gravel. The garden is very secluded with fencing and shrubs to the rear for maximum privacy. Outside table.





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