



good life
sales & lettings

Highclere Drive, Ryhope, Sunderland

£230,000

GREATLY EXTENDED 3 DOUBLE BEDROOM DETACHED HOME

**FABULOUS REAR EXTENSION CREATING OPEN PLAN
KITCHEN/DINING/FAMILY ZONE**

2 FURTHER RECEPTION ROOMS

**FORMER GARAGE ALSO CONVERTED INTO A 4th BEDROOM OR
TERRIFIC HOME OFFICE DEPENDING ON NEEDS OF NEW OWNERS**

EPC RATING C

SEPARATE SMALL UTILITY

GREATLY EXTENDED 3 DOUBLE BEDROOM DETACHED HOME - FORMER GARAGE ALSO CONVERTED INTO A 4th BEDROOM OR TERRIFIC HOME OFFICE DEPENDING ON NEEDS OF NEW OWNERS - FABULOUS REAR EXTENSION CREATING OPEN PLAN KITCHEN/DINING/FAMILY ZONE - 2 FURTHER RECEPTION ROOMS - SEPARATE SMALL UTILITY - 3 FIRST FLOOR BEDROOMS + BATHROOM + EN SUITE TO PRINCIPAL BEDROOM - PROFESSIONALLY LOW MAINTENANCE LANDSCAPED REAR GARDEN WITH LOVELY SEATING AREAS ... Offering the versatility of a 4 bedroom home, this gorgeous 3 bedroom detached benefits from a huge single storey extension to the rear completely transforming the ground floor living area creating a much larger kitchen/dining/family room which will no doubt become the heart of your new home. The property also benefits from a garage conversion which leaves a versatile room on the ground floor which you could use as a 4th double bedroom, a tv room or a spacious home office for buyers looking for that extra space. A wonderful home by any standard with improvements/extensions we estimate would cost in the region of £50,000 if you had to construct them today. 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 GRP door. Laminate wood-effect flooring, door leading off to bedroom 4/garage conversion, door leading off to lounge.

BEDROOM 4/ GARAGE CONVERSION 12' 8" x 7' 9" (3.86m x 2.36m)

Carpet flooring, radiator, white uPVC double-glazed window front facing. Formally converted from the garage utilised as a 4th double bedroom on the ground floor.

LOUNGE 16' 8" x 10' 9" (5.08m x 3.27m)

Measurements taken at widest points and into bay. Carpet flooring, double radiator, front facing white uPVC double-glazed part bay window. Wall mounted electric fire. Door leading off to internal hallway

INTERNAL HALLWAY

Carpet flooring, designer style vertical radiator, carpeted stairs to First floor landing. Doors leading off to utility room, wc, second reception and kitchen.

UTILITY ROOM 7' 9" x 3' 9" (2.36m x 1.14m)

Laminate wood-effect flooring, range of floor units in a white high gloss finish with contrasting laminate work surfaces. Space for dryer, extractor fan. Formulated from space to the rear of the original garage.

SECOND RECEPTION ROOM 10' 2" x 9' 5" (3.10m x 2.87m)

Carpet flooring, radiator, white uPVC double-glazed doors leading out to rear extended kitchen.

WC 4' 0" x 2' 9" (1.22m x 0.84m)

Vinyl tile effect flooring, white toilet with concealed cistern and push button flush, hand basin built in to vanity unit with chrome tap, extractor fan.

KITCHEN 19' 3" x 17' 2" (5.86m x 5.23m)

Measurements taken at widest points; the room is L shaped. A lovely single storey extension with pitched roof to the rear of the property, considerably extending the design and use of the kitchen into what is now a kitchen/dining/family room area. Laminate slate effect flooring, flat panel radiator, 3 uPVC double-glazed windows, 3 double glazed roof lights and double-glazed doors leading out to rear patio and garden. The kitchen comprises a range of wall and floor units in a medium oak style



with granite work surfaces, integrated double electric oven, integrated 4 ring gas hob, feature extractor chimney in stainless steel finish and black glass. Stainless steel sink with bowl and a half, single drainer and matching monobloc tap. Space for American style fridge/freezer, space for washing machine.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed windows, loft hatch, built in cupboard providing storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM 9' 8" x 5' 1" (2.94m x 1.55m)

Vinyl tile effect flooring, front facing white uPVC double-glazed window. White bath with panel, glass shower screen over and electric shower, sink with drawer unit beneath in high gloss finish and chrome tap, toilet with concealed cistern and push button flush. Designer style flat panel radiator, recessed lights to ceiling, extractor fan. The walls are finished in a uPVC tile effect cladding and the bath and sink area.

PRINCIPAL BEDROOM 13' 3" x 10' 6" (4.04m x 3.20m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall in a stylish black high gloss finish, door leading off to en suite.

EN-SUITE 6' 6" x 3' 9" (1.98m x 1.14m)

Vinyl tile effect flooring, front facing white uPVC double-glazed window. White toilet and sink built into vanity unit with concealed cistern and push button flush and storage beneath, double shower cubicle with sliding doors and shower fed from the main hot water system comprising fixed overhead shower and separate hand held shower also. The walls are finished in a tile effect uPVC cladding.

BEDROOM 2 11' 1" x 9' 0" (3.38m x 2.74m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over the garden.

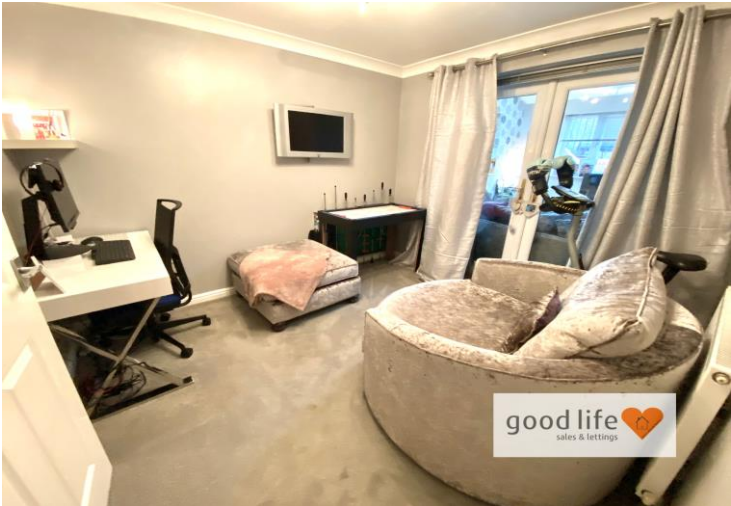
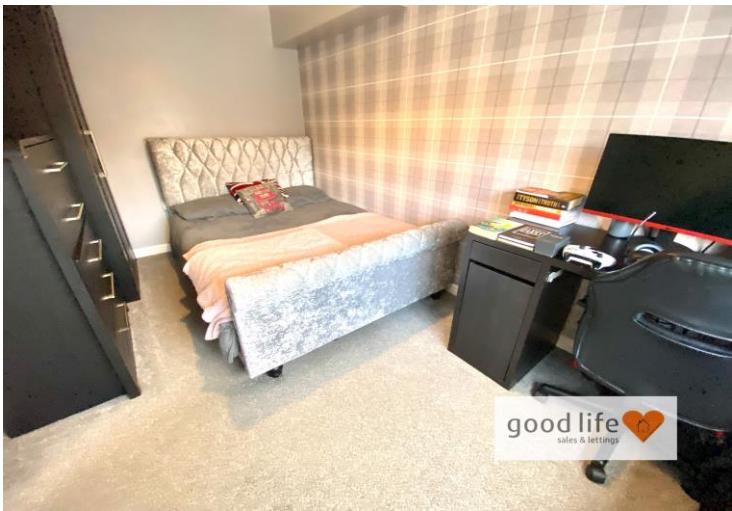
BEDROOM 3 10' 0" x 7' 10" (3.05m x 2.39m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This room could also accommodate a double bed.

EXTERNALLY

Driveway parking for at least 1 vehicle with lawn garden. The rear garden is very well organised with decent size area immediately adjacent to the rear of the property in composite decking with steps leading to a second level comprising artificial grass, slate chippings and an area where the current owners have a trampoline. Perimeter fencing providing a degree of privacy, garden shed and artificial lawn patio area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	73	84
England & Wales		
EU Directive 2002/91/EC		