



Canonsfield Close, Chapel Garth, Sunderland

Offers in the Region of £295,000

SOUGHT AFTER CHAPEL GARTH LOCATION

2 BATHROOMS WITH POTENTIAL TO CREATE 2 FURTHER EN SUITES

DOUBLE DRIVEWAY AND LARGER GARAGE WITH REMOTE DOOR

GREATLY EXTENDED 5 DOUBLE BEDROOM DETACHED HOME

EPC RATING D

CLOSE TO GREAT SCHOOLS

SOUGHT AFTER CHAPEL GARTH LOCATION - GREATLY EXTENDED 5 DOUBLE BEDROOM DETACHED HOME - 2 BATHROOMS WITH POTENTIAL TO CREATE 2 FURTHER EN SUITES - DOUBLE DRIVEWAY AND LARGER GARAGE WITH REMOTE DOOR - CLOSE TO GREAT SCHOOLS - LOVELY SOUTH FACING REAR GARDEN BACKING ONTO WOODLAND - CONSERVATORY - LOVELY KITCHEN BREAKFASTING ROOM TO REAR - VERY IMPRESSIVE SPACIOUS HOME VERY RARE TO MARKET... Good Life Homes are delighted to bring to the market an exceptional property which has been greatly extended to the side creating a home of considerable size and proportions with a private south facing rear garden looking out onto gorgeous woodland. Situated in Chapel Garth close to Aldi, Morrisons, great schools and local shopping, the property offers everything a large family could need and completely dwarfs some of the new-build homes currently being sold for much more. Briefly comprising on the ground floor; entrance hall, WC, very large lounge, conservatory, lovely breakfasting kitchen with doors leading out to rear garden, utility with integral door leading to generous garage with remote door. On the first floor there are 5 genuinely spacious double bedrooms with a large family bathroom plus a large shower room with vaulted ceiling situated between two large bedrooms which both have walk-in wardrobe cupboards offering the opportunity to create 2 further en-suite shower rooms if required being close to the existing plumbing. Externally to the front is a large driveway suitable for parking 2 plus vehicles and to the rear is a beautifully planned private garden with lawn, extensive patio, garden shed and a south facing aspect creating a real sun trap in the

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ACCOMMODATION

ENTRANCE PORCH

Tile-effect flooring, built-in cupboard providing useful storage for coat hanging etc, partially-glazed door leading off to entrance hall.

ENTRANCE HALL

Tile-effect flooring, radiator behind cover, carpeted stairs to first floor landing, door leading off to WC, door leading off to lounge, door leading off to kitchen, under stairs cupboard providing additional storage.

WC 5' 3" x 4' 9" (1.60m x 1.45m)

Tiled effect flooring, front facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, double radiator, 2 fitted cupboards with useful storage and vanity mirror.

LOUNGE 23' 10" x 16' 10" (7.26m x 5.13m)

The room is L-shaped and measurements taken at widest points. Fabulous large open plan lounge with carpet flooring, 2 double radiators, front facing white uPVC double-glazed window. Feature fireplace with electric in-built fire. Double doors with fixed windows either side leading out to conservatory.

CONSERVATORY 13' 0" x 10' 0" (3.96m x 3.05m)

Measurements are approx. Carpet flooring, polycarbonate roof, white uPVC double-glazed windows, white uPVC double-glazed door leading out to rear patio and garden. The conservatory has lovely views over the fabulous rear garden and pond.

BREAKFASTING KITCHEN 24' 10" x 14' 4" (7.56m x 4.37m)

The room is L-shaped and measurements taken at widest points. Tile-effect flooring, rear facing white uPVC double-glazed window and white uPVC double-glazed door with fixed windows either side with views of and leading out to rear patio and garden beyond. This is a fabulous open plan space with a lovely flow comprising; modern white high gloss kitchen with laminate work surfaces, double integrated oven, integrated microwave, 5 ring integrated hob with feature extractor chimney and missing splash back. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Integrated dishwasher, American style fridge/freezer and chrome towel heater style radiator. 2 electric plinth heaters providing additional heat and recessed lights to ceiling. The breakfast area is a lovely position with open south facing views onto the patio and garden. Door leading off to utility.

UTILITY ROOM 7' 4" x 6' 3" (2.23m x 1.90m)

Separated from the kitchen with the continuation of the tile-effect flooring, range of wall and floor units in a white high gloss finish with contrasting laminate work surfaces and additional stainless steel sink with chrome taps. Space and plumbing for a washing machine and dryer, integral door into garage.



FIRST FLOOR LANDING

Loft hatch, 7 doors leading off, 5 to bedrooms, 2 to bathrooms.

BEDROOM 1 13' 10" x 10' 10" (4.21m x 3.30m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted bedroom furniture providing a good degree of storage and hanging space including fitted dressing table and drawers. This is a good size double.

BEDROOM 2 11' 5" x 10' 5" (3.48m x 3.17m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window with private views over woodland to the south and views over the garden. Built-in cupboard, built-in wardrobe/cupboard providing a good degree of storage and hanging space. This is also a good size double bedroom.

BEDROOM 3 12' 0" x 10' 9" (3.65m x 3.27m)

Carpet flooring, double radiator, white uPVC double-glazed window. Recessed lights to ceiling. This is also a double bedroom.

BEDROOM 4 13' 9" x 11' 8" (4.19m x 3.55m)

Natural wood-effect flooring, radiator, front facing white uPVC double-glazed window. Large built-in cupboard approx. 4ft 6"x 3ft providing useful additional storage or potential for en suite. This is also a double bedroom.

BEDROOM 5 11' 9" x 11' 6" (3.58m x 3.50m)

Natural wood-effect flooring, radiator, rear facing white uPVC double-glazed window. Large built-in cupboard similar to bedroom 4 providing useful additional storage or the potential to create into an en suite.

SHOWER ROOM 8' 2" x 7' 3" (2.49m x 2.21m)

Laminate tile-effect flooring, towel heater style radiator, sink built into fitted units providing lots of additional storage, toilet with concealed cistern and push button flush, corner shower with sling glass doors, superb vaulted ceiling with 2 double glazed Velux roof light allowing lots of light to stream into space. Built-in mirror with bevel edge and recessed lighting. This is a superb shower room by any standard.

BATHROOM 10' 10" x 5' 9" (3.30m x 1.75m)

Vinyl-effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White bath with panel, chrome taps, toilet with low level cistern, sink with single pedestal and chrome taps, large corner shower cubicle with sliding glass doors and electric shower, recessed lights to ceiling, extractor fan. Stylish tiling to walls with mosaic detailing.

GARAGE 18' 0" x 12' 0" (5.48m x 3.65m)

Measurements are approx. Electric roller shutter garage door, wall mounted Combi boiler, electric lighting and sockets, integral door leading into utility room.

EXTERNALLY

Block paved driveway suitable for parking at least 2 vehicles with well maintained front garden and mature shrubs, access down the side of the property and uPVC double-glazed door leading to entrance porch. The property benefits from a completely landscaped south facing rear garden with access from the breakfast room and conservatory into the large paved patio area with steps leading down to an elevated lawn and a garden shed providing additional useful storage and seated areas. The garden backs into a forested area with lots of wild life and birds of varying types visiting the garden through the year. Professional standard garden pond is a lovely additional feature but could equally be drained and filled for those who would prefer an alternative.



