



## Aspen Grove, Seaham

**£249,995**

**STUNNING EXTENDED 3 DOUBLE BED DETACHED HOME**

**DOUBLE DRIVEWAY + GARAGE**

**ABSOLUTELY STUNNING REAR EXTENSION COMPLETED AT CONSIDERABLE COST**

**EPC RATING D**

**MASTER BEDROOM WITH EN SUITE**

**ALMOST 400 SQ FT OPEN PLAN REAR KITCHEN/DINING/FAMILY ZONE WITH VELUX WINDOWS & BI-FOLD DOORS**

STUNNING EXTENDED 3 DOUBLE BED DETACHED HOME - DOUBLE DRIVEWAY + GARAGE - ABSOLUTELY STUNNING REAR EXTENSION COMPLETED AT CONSIDERABLE COST - MASTER BEDROOM WITH EN SUITE - ALMOST 400 SQ FT OPEN PLAN REAR KITCHEN/DINING/FAMILY ZONE WITH VELUX WINDOWS & BI-FOLD DOORS - LOVELY OPEN ASPECT TO FRONT OVER GREENERY PERFECT FOR FAMILIES - GREAT LOCATION WITHIN MINUTES TO SEAHAM SEA FRONT AND EASY COMMUTING TO A19 CORRIDOR ... Good Life Homes are delighted to bring to the market arguably the finest home on this popular development. Benefitting from a large rear extension creating an impressive open plan rear, extending to around 400 sq ft, this stunning home oozes modern living and style of a type rarely found within this price bracket. The open plan kitchen/dining/family zone has a separate utility leading off, Velux-style roof windows and terrific bi-fold doors opening up onto the rear patio and garden. Also on the ground floor is a formal front lounge within feature panelling. There is also a separate WC. On the first floor there are 3 double bedrooms including a master with en suite shower. There is also a separate family bathroom. Externally to the front the property has a generous driveway for multi-vehicle parking and a detached garage offers further additional parking. Overlooking a large area of greenery to the front, the property is ideally situated within the development and perfect for families. A wonderful opportunity to acquire a home of considerable quality and space, especially on the ground floor, 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.

46 Windsor Terrace , Sunderland, SR2 9QF  
Tel: 0191 565 66 55 Email: [info@goodlifelifehomes.co.uk](mailto:info@goodlifelifehomes.co.uk)  
[www.goodlifelifehomes.co.uk](http://www.goodlifelifehomes.co.uk)



## ACCOMMODATION

### ENTRANCE HALL

Entrance via GRP double-glazed door. Stylish tile natural wood flooring, column radiator, side facing white uPVC double-glazed window, attractive staircase, understairs cupboard providing storage. WC leading off, formal front lounge also leading off and open door leading off to dining/kitchen and family extended zone.

### LOUNGE 16' 2" x 12' 10" (4.92m x 3.91m)

Natural wood flooring, column radiator, white uPVC double-glazed box bay window with attractive views over the front of greenery. Stylish panelling to feature wall.

### WC 4' 7" x 3' 0" (1.40m x 0.91m)

Natural wood flooring, white toilet with low level cistern, white hand basin with chrome tap built into vanity unit, single radiator, extractor fan.

### KITCHEN/DINING/FAMILY ZONE 22' 5" x 17' 10" (6.83m x 5.43m)

Fabulous open plan extended kitchen, dining and family zone extending to approx. 400 square ft of living space for stunning affect with parquet natural wood flooring, bi-fold doors leading out and with views of the patio and garden. The first part of the room has fitted kitchen units with granite work surface, central to which is Smeg stove style oven with 5 ring gas hob, multi-oven and feature extractor chimney with granite splash back and upstands. Recessed lights to the ceiling and integrated appliances including wine cooler, integrated fridge and freezer, inset stainless steel sink with single bowl and chrome Monobloc tap. There is ample space for dining table and chairs, and ample space within the extension to create a completely new family lounge area in the light and spacious room with 4 Velux roof lights allowing additional light to space the space. 2 column vertical radiators and uPVC double-glazed bi-fold doors leading out to the patio and garden.

### UTILITY ROOM 6' 2" x 3' 0" (1.88m x 0.91m)

Measurements do not include depth of fitted units. Natural wood flooring, radiator, double-glazed door leading to the side, virtually floor to ceiling cupboards providing additional space including space and plumbing for a washing machine and Combi boiler.



### FIRST FLOOR LANDING

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

### MASTER BEDROOM 13' 0" x 11' 3" (3.96m x 3.43m)

Carpet flooring, column radiator, front facing white uPVC double-glazed window. Door leading off to en suite shower room.

### EN SUITE 6' 0" x 4' 10" (1.83m x 1.47m)

Tiled flooring, chrome towel heater style radiator, front facing white uPVC double-glazed window with privacy glass. Extractor fan. Double shower cubicle with fixed glass shower screen and overhead shower fed from the main Combi boiler system. Built-in mirror and tiles around the shower and mirror area.

### FAMILY BATHROOM 8' 0" x 7' 3" (2.44m x 2.21m)

Tiled flooring, chrome column style radiator with heated towel rail attachment built-in, side facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling. Stylish bathroom with panelled bath with chrome taps, sink and toilet built into vanity unit with concealed cistern and chrome tap.

### BEDROOM 2 10' 0" x 9' 8" (3.05m x 2.94m)

Carpet flooring, column radiator, rear facing white uPVC double-glazed window. This is a good size double bedroom.

### BEDROOM 3 10' 0" x 8' 0" (3.05m x 2.44m)

This is also a double bedroom. Carpet flooring, column radiator, rear facing white uPVC double-glazed window.

### EXTERNALLY

The property has a minimum double driveway with parking space in front of the detached garage also. Detached garage with manual up and over garage door, electric sockets and lighting plus additional ample parking space to the front. The property benefits from a well maintained rear garden with extended patio area, area laid to lawn with access down the side to the front.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC