



good life

Holmlands, Newbottle, Houghton Le Spring

Offers in the Region of £320,000

4 DOUBLE BEDROOM DETACHED "ALNWICK" STYLE QUALITY EXECUTIVE HOME ON MEADOW VIEW DEVELOPMENT

STUNNING INTERIOR WITH MULTIPLE UPGRADES TO STANDARD SPEC

DESIGNER UPGRADED KITCHEN WITH FULL INTEGRATED APPLIANCES EPC RATING B

LARGE REAR GARDEN PRIVATE PLOT INCL LARGE LAWN & PATIO

IMPRESSIVE ENTRANCE HALL

STUNNING - IMPOSING - 4 DOUBLE BEDROOM DETACHED HOME ON THE SOUGHT-AFTER QUALITY GENTOO EXECUTIVE DEVELOPMENT AT MEADOW VIEW, NEWBOTTLE. GREAT COMMUTER LOCATION - QUALITY SPACIOUS HOME WITH MAJOR UPGRADES TO SPEC - INTEGRATED APPLIANCES - SEPARATE HOME OFFICE - LARGE PRIVATE FULLY LANDSCAPED GARDEN PLOT - PART OPEN PLAN TO REAR. Good Life Homes are delighted to bring to the market a truly stunning ready to move into quality executive home on the sought after Meadow View development at NEWBOTTLE. Perfectly positioned for commuting throughout the region, the development offers quality luxury homes just a few minutes from A690 & A19 with the A1, Durham, Sunderland and Washington all being within a short commute. This particular "Alnwick" style home offers 4 double bedrooms (master with en suite) and gorgeous bathroom on the first floor. The ground floor layout is particularly impressive with spacious entrance hall, WC, spacious home office and formal lounge with double doors leading out to the rear garden. A gorgeous open plan kitchen/dining room offers a quality designer kitchen with fully integrated appliances and generous dining area with double doors opening onto the rear garden. Throughout the property the current owners have installed quality flooring including extensive LVT. Externally, the property benefits from a garage with electrics and double length driveway. To the rear, the property benefits from a large garden plot, fully landscaped by the current owners with extensive patio area and lawn perfect for family enjoyment. This is a stunning quality home by any standard and viewing is unreservedly recommended. If you would like to organise a viewing please contact 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 11' 7" x 10' 6" (3.53m x 3.20m)

Entrance via GRP door. Quality LVT flooring, alarm key pad, radiator, side facing white uPVC double-glazed window. Built-in cupboard providing lots of additional storage space, beautiful staircase to first floor landing and doors leading off to study, formal lounge, WC and dining kitchen.

STUDY 10' 5" x 8' 3" (3.17m x 2.51m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. This is a lovely large home office or study or equally could be used as a play room etc and is a fabulous additional feature of this wonderful home.

FORMAL LOUNGE 12' 8" x 12' 0" (3.86m x 3.65m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window and white uPVC double-glazed doors leading opening out and with views over rear patio and garden. This is a lovely size lounge.

WC 4' 10" x 4' 8" (1.47m x 1.42m)

Quality LVT flooring from the entrance hall. Toilet with concealed cistern and push button flush, hand basin with chrome tap, single radiator, stylish tiling to half height. Extractor fan.

KITCHEN/DINING ROOM 15' 8" x 19' 3" (4.77m x 5.86m)

Measurements taken at widest points, the room is L-shaped. Quality LVT flooring running all the way through into the kitchen and dining room. Fabulous designer kitchen which is upgraded from the original and includes integrated fridge/freezer (space for an additional tall fridge/freezer) integrated electric oven, integrated washer dryer, integrated dishwasher, integrated extractor and 4 ring ceramic induction hob. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Central heating boiler located within matching unit also. White uPVC double-glazed window, front facing, side facing and rear facing. White uPVC patio doors with views of and leading out to lovely enclosed rear garden. Recessed LED lights to ceiling.

FIRST FLOOR LANDING

Double cupboards providing useful storage, radiator, front facing white uPVC double-glazed window. 5 doors leading off, 4 to bedrooms and 1 to bathroom.



BATHROOM 8' 6" x 6' 2" (2.59m x 1.88m)

Quality LVT flooring, white bath with panel, chrome tap with showerhead attachment, white towel heater style radiator, white toilet with concealed cistern and push button flush, white wall mounted basin with chrome tap. Front facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling, extractor fan. 1 wall with superb built-in mirror. The tiling choices are very tasteful and stylish and to full height.

MASTER BEDROOM 13' 2" x 10' 10" (4.01m x 3.30m)

Measurements taken at widest points. Carpet flooring, single radiator, rear facing white uPVC double-glazed window. Double built-in wardrobes providing a good degree of storage and hanging space. Door leading off to en suite.

EN SUITE 6' 10" x 3' 5" (2.08m x 1.04m)

Stylish LVT flooring, white towel heater style radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with concealed cistern and push button flush, sink with single pedestal and chrome tap, double shower cubicle with sliding glass door and shower fed from the main hot water system. Recessed lights to ceiling and extractor fan. The walls are completely finished in a tasteful ceramic tile.

BEDROOM 2 12' 8" x 8' 7" (3.86m x 2.61m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window.

BEDROOM 3 9' 0" x 8' 0" (2.74m x 2.44m)

This is a double bedroom Carpet flooring, single radiator, white uPVC double-glazed window.

BEDROOM 4 10' 0" x 7' 3" (3.05m x 2.21m)

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

GARAGE

Manual up and over garage door, double electric sockets and lighting. Pedestrian access from the rear into the garden.

EXTERNALLY

Driveway with parking for at least 2 vehicles leading to an attached garage. Well maintained lawn garden with pathway leading to the front and side of the property. The property benefits from an extensive rear paved patio and large well maintained lawn garden. the rear of the property benefits from a considerable amount of privacy with brick wall, brick pillars and additional fencing, unique to this particular plot. Access door from the rear of the garage leading into garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC