



**Lutterworth Road, Tunstall, Sunderland**

**Offers in the Region of £299,995**

**BEAUTIFUL EXTENDED 4 BEDROOM SEMI-DETACHED HOME**

**ONE OF THE CITIES MOST SOUGHT AFTER LOCATIONS**

**DOUBLE EXTENSION TO SIDE**

**EPC RATING (to follow)**

**EXTENDED TO REAR**

**CONSERVATORY TO REAR**

BEAUTIFUL EXTENDED LARGER STYLE 4 BEDROOM SEMI-DETACHED HOME - ONE OF THE CITIES MOST SOUGHT AFTER LOCATIONS - DOUBLE EXTENSION TO SIDE - EXTENDED TO REAR - CONSERVATORY TO REAR - SOUTH FACING REAR GARDEN - IMMACULATE GARDENS FRONT & REAR - SUPERB MASTER BEDROOM WITH LARGE EN-SUITE - STUNNING RECENT KITCHEN WITH PART-OPEN PLAN BREAKFAST ROOM LEADING OFF - ABSOLUTELY GORGEOUS HOME... Good Life Homes are delighted to bring to the market a stunning home of considerable quality located in one of the cities most sought after locations. Considerably extended by the current owners creating a wonderfully spacious and stylish 4 bedroom home, the property briefly comprises; generous driveway leading to attached garage, entrance hall, downstairs WC, large lounge with doors opening onto second reception or dining room, conservatory, stunning modern kitchen part open plan to extended breakfast room with integral door leading into garage. On the first floor there are 4 bedrooms, a large family bathroom and a very large en suite leading off the master bedroom. Externally to the rear is a beautifully maintained garden plot with sun trap patio and immaculate lawn - all south-facing positioned to take full advantage of the sunny aspect. This is a quality home by any standard and viewing is unreservedly recommended. Viewings can be arranged 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

White uPVC double-glazed window, mosaic style tiles, uPVC double-glazed door leading into entrance hall.

### ENTRANCE HALL

Laminate wood-effect flooring, double radiator, carpeted stairs to first floor landing, 3 doors leading off, 1 to WC, 1 to kitchen and 1 to lounge.

### WC 5' 5" x 2' 9" (1.65m x 0.84m)

Tiled flooring, white toilet with low level cistern, white hand basin with chrome tap and storage beneath, recessed lights to ceiling.

### KITCHEN 11' 3" x 8' 10" (3.43m x 2.69m)

Measurements taken at widest points. Stunning recently fitted kitchen with a range of wall and floor units in a white high gloss finish with complementary marble-effect laminate work surfaces. Integrated double electric oven and grill. Integrated fridge/freezer, pull out larder unit, integrated dishwasher, integrated washing machine, AEG induction hob with designer style extractor and matching splash back. Natural stone-effect flooring, 2 plinth heaters, recessed lights to ceiling. Kitchen unit concealing Combi boiler, open door way leading to breakfast room.

### BREAKFAST ROOM 11' 6" x 10' 3" (3.50m x 3.12m)

Continuation of the natural stone-effect flooring, column style radiator, white uPVC double-glazed French doors leading out to rear patio with fixed windows either side, recessed lights to ceiling, additional white uPVC double-glazed window looking out over rear patio and garden. This is a stunning room running partially adjacent to the kitchen with a lovely extended flow.

### LOUNGE 14' 10" x 14' 8" (4.52m x 4.47m)

A stunning large lounge with laminate wood-effect flooring, beautiful fire surround with polished marble style hearth and back and built-in coal-effect gas fire. Front facing white uPVC double-glazed window with fitted blinds, double doors leading through to formal dining room (potentially second reception.)

### DINING ROOM/SECOND RECEPTION ROOM 10' 11" x 8' 11" (3.32m x 2.72m)

Laminate wood-effect flooring, column style radiator, double doors leading through to lounge, white uPVC double-glazed double doors leading through to conservatory.

### CONSERVATORY 10' 4" x 6' 10" (3.15m x 2.08m)

Laminate wood-effect flooring, radiator, white uPVC double-glazed window and white uPVC double-glazed door leading out to rear patio and garden.

### FIRST FLOOR LANDING

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



### MASTER BEDROOM 12' 0" x 10' 2" (3.65m x 3.10m)

Measurements taken at widest points. Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a good size double bedroom and part of an extension to the original property recessed lights to ceiling. Door leading off to large en suite.

### EN SUITE 10' 2" x 6' 0" (3.10m x 1.83m)

Beautiful large en suite, tiled flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, shower cubicle with walk-in style tray, fixed glass shower screen over and shower fed from the main Combi boiler system. Extractor fan. Recessed led lights to ceiling.

### BEDROOM 2 13' 7" x 10' 8" (4.14m x 3.25m)

Carpet flooring, radiator, 2 front facing white uPVC double-glazed windows with elevated views. This is a large double bedroom.

### BEDROOM 3 13' 7" x 10' 9" (4.14m x 3.27m)

Carpet flooring, column style radiator, rear facing white uPVC double-glazed window with views over the garden. This is another large double bedroom.

### BEDROOM 4 8' 11" x 7' 9" (2.72m x 2.36m)

Also, able to accommodate a double bed. Carpet flooring, double radiator, front facing white uPVC double-glazed window. Built-in wardrobe providing a good degree of storage and hanging space.

### BATHROOM 9' 0" x 6' 0" (2.74m x 1.83m)

Tiled flooring, double radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel, chrome taps with showerhead attachment.

### GARAGE 17' 3" x 10' 5" (5.25m x 3.17m)

Electric roller shutter garage door, electric lighting and sockets, integral door leading into kitchen/breakfast room.

### EXTERNALLY

Paved driveway parking for potentially for multiple vehicles leading to attached garage. Well maintained formal lawn with borders. Steps leading to front door. The property has an immaculately maintained rear garden on a decent size plot split over 2 levels with the lower level devoted to paved patio providing a real sun trap from the south facing aspect and steps leading to formal lawn with borders and shrubs, well maintained fencing to 3 sides providing a good degree of privacy. The rear garden is beautifully maintained with a lovely aspect perfect outside enjoyment year-round.



