



good life

Norfolk Close, Seaham

£159,995

STUNNING 3 BEDROOM SEMI-DETACHED HOME

PROBABLY THE BEST PROPERTY OF ITS TYPE AVAILABLE

LARGE FAMILY/CONSERVATORY ROOM TO THE REAR

HUGE EXPENDITURE BY CURRENT OWNERS CREATING A FABULOUS MODERN HOME

EPC RATING (to follow)

STUNNING PROFESSIONALLY BUILT MEDIA WALL

STUNNING 3 BEDROOM SEMI-DETACHED HOME ARGUABLY THE FINEST OF IT'S TYPE - HUGE EXPENDITURE BY CURRENT OWNERS - LARGE CONSERVATORY TO REAR - FABULOUS DESIGNER KITCHEN WITH INTEGRATED APPLIANCES & BESPOKE BREAKFAST BAR - STUNNING MEDIA WALL IN LOUNGE - WONDERFUL HARD-LANDSCAPED REAR GARDEN WITH BLOCK PAVING, DRIVEWAY & FABULOUS RAISED DECKING & MORE! Good Life Homes are delighted to bring to the market an exceptional home which is probably the finest of its type to come onto the market in recent times. Benefitting from considerable expenditure by the current owners, this stunning home has been re-vamped from top to bottom in recent years including re-wire, gas central heating boiler, designer kitchen with integrated appliances and bespoke breakfast bar, fitted bedroom furniture, fabulous professionally constructed media wall creating a stunning focal point in the lounge, impressive conservatory to the rear leading off the lounge, stylish bathroom and landscaped rear garden area with block paving, driveway and raised decking ensuring year round use. Impressive in every respect, this stylish home briefly comprises; lounge, conservatory, dining/kitchen, 3 bedrooms, bathroom. Viewing is unreservedly recommended and can be organised 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

LOUNGE 18' 0" x 10' 2" (5.48m x 3.10m)

LVT quality flooring, radiator concealed behind cover, superb bespoke media wall with electric plasma style fire and space for TV and speaker. Open plan staircase to first floor landing, front facing white uPVC double-glazed with Georgian bars, door to under stairs cupboard, door leading to kitchen/dining room and sliding doors leading out to conservatory.

CONSERVATORY 10' 10" x 9' 5" (3.30m x 2.87m)

Measurements taken are approx. Laminate wood-effect flooring, portable electric wall heater, white uPVC double-glazed window with Georgian style bars and opaque polycarbonate roof. White uPVC double-glazed patio doors leading out to rear garden.

KITCHEN/DINING ROOM 18' 2" x 9' 10" (5.53m x 2.99m)

Antique stylish LVT flooring, designer vertical radiator in grey finish and front facing white uPVC double-glazed bow window with Georgian style bars and white uPVC double-glazed window with Georgian style bar. Modern designer kitchen in a grey shaker finish with marble-effect laminate work surfaces. Integrated electric oven, 4 ring ceramic hob and designer extractor chimney with glass splash back. Granite style sink with single bowl, single drainer and stylish Monobloc tap. Integrated dishwasher, integrated washing machine and integrated fridge/freezer. Bespoke breakfast bar matching the kitchen over hang and facility for breakfast bar stools etc. At one end of the kitchen is sufficient space for a dining table and chairs. Recessed LED lights to the ceiling.

FIRST FLOOR LANDING

Front facing white uPVC double-glazed window with Georgian style bars, door leading off to bathroom, built-in cupboard, 3 further doors to bedrooms.

BATHROOM 6' 3" x 4' 9" (1.90m x 1.45m)

Stylish tiles to the wall and floor units polished stone-effect finish, toilet with concealed cistern and push button flush, wall mounted sink with chrome tap, double size walk-in wet room style shower with fixed glass shower screen and overhead shower with separate hand held shower fed from the main hot water system. Recessed LED lights to ceiling. Front facing White uPVC double-glazed window with Georgian style bars with privacy glass, built-in blinds and designer vertical radiator.



BEDROOM 1 11' 8" x 11' 5" (3.55m x 3.48m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window with Georgian style bars. Built-in bedroom furniture comprising; range of wall and floor units in a blue finish. This is a double bedroom.

BEDROOM 2 10' 2" x 7' 10" (3.10m x 2.39m)

Laminate wood-effect flooring, single radiator, White uPVC double-glazed window with Georgian style bars. This is a double bedroom.

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

Measurements taken at widest point, the room is L shaped. Laminate wood-effect flooring, double radiator, White uPVC double-glazed window with Georgian style bars. This is a decent size single bedroom.

EXTERNALLY

Pedestrian only walk way to the front with path leading to GRP double-glazed front door. The property benefits from completely low maintenance with block paving and raised decking with parking for 1 vehicle accessed by wrought iron gates to the rear. Garden shed and access gate down the side, electric charging point.

GENERAL

The property is freehold. No further extension since purchase by the current owners. Electric charging point. The vendor advises the property was rewired in approx. 2014.



