



## Garesfield, Ryhope, Sunderland

**Offers in Excess of £265,000**

**SPACIOUS 4 DOUBLE BEDROOM DETACHED HOME**

**MUCH LARGER SOUTH FACING REAR GARDEN PLOT**

**2 RECEPTION ROOMS (ONE WITH DOORS OUT TO GARDEN)**

**EPC RATING B**

**EN SUITE TO MASTER BEDROOM**

**PROFESSIONALLY LANDSCAPED REAR GARDEN**

SPACIOUS 4 DOUBLE BEDROOM DETACHED HOME - MUCH LARGER SOUTH FACING REAR GARDEN PLOT - 2 RECEPTION ROOMS (ONE WITH DOORS OUT TO GARDEN) - EN SUITE TO MASTER BEDROOM - PROFESSIONALLY LANDSCAPED REAR GARDEN - IMPRESSIVE DINING KITCHEN WITH DOORS OUT TO GARDEN ... Good Life Homes are delighted to bring to the market an impressive spacious 4 double bedroom detached home occupying a larger rear garden plot which has a desirable south facing aspect and has benefitted from professional landscaping creating a wonderful outdoor space with lawn and extensive quality patio areas. Internally, the spacious entrance hall has double doors leading into a second reception room which could be used for formal dining, TV room, playroom or even a home office whilst on the other side of the entrance hall there is a door leading into an impressive large lounge running front to rear with doors leading out to the garden. A stylish kitchen has sufficient space for a dining table and also has doors leading out to the rear garden. A separate WC leads off the kitchen. On the first floor there are 4 double bedrooms and a family bathroom plus an en suite leading off the master bedroom which also benefits from impressive fitted wardrobes extending along one wall. Externally to the front there is a garage and driveway. A gorgeous modern home on a popular development representing excellent value. Viewing arrangements can be made by contacting the 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 property.

## ACCOMMODATION

### INTRODUCTION

SPACIOUS 4 DOUBLE BEDROOM DETACHED HOME - MUCH LARGER SOUTH FACING REAR GARDEN PLOT - 2 RECEPTION ROOMS (ONE WITH DOORS OUT TO GARDEN) - EN SUITE TO MASTER BEDROOM - PROFESSIONALLY LANDSCAPED REAR GARDEN - IMPRESSIVE DINING KITCHEN WITH DOORS OUT TO GARDEN ...

### ENTRANCE HALL

Partially-glazed door leading into entrance hall. Laminate wood-effect flooring, radiator, carpeted stairs to first floor, door leading off to reception room 2 or office, door leading to lounge, door leading to dining kitchen.

### RECEPTION ROOM 2 12' 0" x 10' 2" (3.65m x 3.10m)

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. This is a lovely room and would be perfect as a large home office, second reception, games room or play room or even TV room.

### LOUNGE 21' 0" x 11' 0" (6.40m x 3.35m)

A lovely large lounge area running from front to the back of the property, carpet flooring, 2 radiators, white uPVC double-glazed window and white uPVC double-glazed patio doors leading out to rear patio and garden. One wall has been panelled, a terrific modern feature wall, the size of the room would accommodate most arrangements of furniture depending on the needs of the new owner.

### DINING KITCHEN 15' 0" x 13' 0" (4.57m x 3.96m)

Measurements taken at widest points. A generous kitchen space to the rear with laminate wood-effect flooring, white uPVC double-glazed windows and doors leading out to rear garden and patio. Additional white uPVC double-glazed window positioned above the stainless steel sink which has bowl and a half, single drainer and matching Monobloc tap. Modern designer kitchen with a range of wall and floor units in a grey finish with contrasting laminate work surfaces. Integrated dishwasher, integrated electric oven, integrated double fridge/freezer, integrated 4 ring gas hob and feature extractor fan in stainless steel finish. Space and plumbing for washing machine, at one end of the kitchen is space for a table and chairs. Radiator providing heat to the space, door leading off to WC.

### WC 5' 8" x 3' 0" (1.73m x 0.91m)

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White hand basin with chrome tap, toilet with concealed cistern and push button flush.



### FIRST FLOOR LANDING

Rear facing white uPVC double-glazed window, built-in cupboard, 5 doors leading off, 4 to bedrooms and 1 to bathroom.

### MASTER BEDROOM 14' 8" x 11' 0" (4.47m x 3.35m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes with sliding doors running the length of 1 wall providing a good degree of storage and hanging space. Door leading off to en suite.

### EN SUITE 6' 3" x 5' 6" (1.90m x 1.68m)

Stylish tile flooring, chrome towel heater style radiator, front facing white uPVC double-glazed window with privacy glass. White sink with single pedestal and chrome tap, white toilet with low level cistern, double shower cubicle with sliding glass doors and shower fed from the main hot water system.

### FAMILY BATHROOM 6' 5" x 6' 4" (1.95m x 1.93m)

Stylish tile flooring, chrome towel heater style radiator, front facing white uPVC double-glazed window. White sink with single pedestal and chrome tap, white toilet with low level cistern, white bath with chrome tap and panel. Mirror built into 1 wall.

### BEDROOM 4 9' 9" x 8' 0" (2.97m x 2.44m)

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

### BEDROOM 3 11' 3" x 7' 8" (3.43m x 2.34m)

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

### BEDROOM 2 11' 10" x 10' 10" (3.60m x 3.30m)

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

### SINGLE GARAGE.

Manual up and over garage door, electric lighting and sockets.

### EXTERNALLY

Well maintained front garden laid to lawn. The property benefits from one of the largest rear garden plots on the development with south facing aspect and beautifully landscaped with extensive stylish tiled patio in contrasting colours. Pergola. Extensive area of lawn and perimeter fencing set 3 sides. Access down the side of the property to the front and the garage. Outside electric sockets and outside cold water taps.





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