



good life

Marlow Drive, Moorside, Sunderland

Offers in the Region Of £290,000

GREATLY EXTENDED 4 BEDROOM DETACHED HOME

EN SUITE TO MASTER BEDROOM

LARGE SECLUDED GARDEN PLOT TO FRONT & REAR

EPC RATING D

BEAUTIFUL LANDSCAPED REAR GARDEN WITH SUNNY AND PRIVATE ASPECT

LONG DRIVEWAY LEADING TO ATTACHED GARAGE

SUPERB GREATLY EXTENDED 4 BEDROOM DETACHED HOME ON PRIVATE & SECLUDED LARGE CORNER PLOT - EN SUITE - LONG DRIVEWAY - FABULOUS REAR GARDEN WITH PRIVATE SUNNY ASPECT - HOME OFFICE - LARGE ADDITIONAL FAMILY ROOM - POTENTIAL TO CREATE A MODERN OPEN PLAN DINING/KITCHEN/FAMILY ROOM TO REAR! Good Life Homes are delighted to bring to the market an exceptional opportunity to acquire a greatly extended 4 bedroom detached home on one of the best private aspect corner positions with sunny aspect to rear. Benefitting from a large plot with long driveway and front lawn, set well back from the road, the property also has a fabulous rear garden with huge patio and well-planned and maintained landscaping creating wonderful outdoor space. Of particular interest to potential buyers may be the rooms to the rear of the property with large office, kitchen and family room running adjacent and offering the potential to combine into one large open plan living/dining/kitchen zone so popular in today's market and creating a real lifestyle home without the necessity of major building extension works. On the first floor there are 4 good size bedrooms, a large en suite and a family bathroom. This is an exceptional opportunity to acquire a detached home in a superb position offering outstanding value when compared to some of the new build development currently under construction and viewing is unreservedly recommended. 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

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ACCOMMODATION

ENTRANCE HALL

Entrance via GRP door. Carpet flooring, double radiator, carpeted stairs to first floor landing, alarm key pad, understairs cupboard, door leading off to kitchen, door leading off to lounge.

LOUNGE 15' 3" x 11' 6" (4.64m x 3.50m)

Measurements taken at widest point. Carpet flooring, beautiful picture window which is virtually floor to ceiling with lovely front facing views. Double radiator, feature fire surround in a polished stone finish with matching hearth and back and built-in electric fire. Partition wall leading off to the study.

STUDY 10' 8" x 8' 4" (3.25m x 2.54m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window with lovely views over the patio and garden. Study/home office area was created by the current owners who work from home and is a lovely working from home space with views over the rear garden.

KITCHEN 10' 8" x 9' 3" (3.25m x 2.82m)

Tiled flooring, white uPVC double-glazed window with lovely views over rear patio and garden. Modern fitted kitchen with a range of wall and floor units in a light cream finish with contrasting laminate work surface. Integrated 4 ring gas hob, stainless steel splash back and integrated extractor. Integrated electric oven and integrated combination microwave oven. Space and plumbing for a washing machine and dishwasher. Built-in cupboard houses modern Worcester Bosch Combi boiler. Central to the kitchen is a beautiful range master ceramic sink with bowl and half, single drainer and GROHE chrome designer tap, lovely views of the garden from the kitchen.

EXTENDED FAMILY ROOM 16' 4" x 11' 0" (4.97m x 3.35m)

Carpet flooring, 2 double radiator, rear facing white uPVC double-glazed window with views over the garden. white uPVC double-glazed sliding doors leading out to extensive rear patio and garden. Door leading back into kitchen and door leading into rear lobby. The family room is a lovely extension to the original property and offers the potential to integrate the kitchen into a more open plan style of living if new owners require it.

REAR LOBBY



Integral door leading into garage. GRP double-glazed door leading to the side, door leading off to WC.

WC 4' 6" x 2' 9" (1.37m x 0.84m)

Vinyl flooring, white toilet with low level cistern, white hand basin with chrome tap, extractor fan.

FIRST FLOOR LANDING

5 doors leading off, 4 to bedrooms and 1 to bathroom, built-in cupboard providing storage.

MASTER BEDROOM 17' 10" x 8' 6" (5.43m x 2.59m)

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing a good degree of storage and hanging space. Door leading off to en suite. This is a lovely large extension to the original property.

EN SUITE 8' 5" x 5' 4" (2.56m x 1.62m)

Stylish tiling to walls and floor with a feature textured wall within the double walk-in shower. Large glass shower screen and shower fed from the main Combi boiler comprising; fixed overhead shower and separate hand held shower. Chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. LED recessed lights to the ceiling and extractor. Bespoke modern unit houses the sink and concealed cistern for the WC with stylish push button flush and additional storage. Illuminated mirror provides a stylish finishing touch. This is a gorgeous en suite.

BEDROOM 1 8' 7" x 5' 6" (2.61m x 1.68m)

Vinyl flooring, radiator, rear facing white uPVC double-glazed window. Bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome taps with shower over fed from the main Combi boiler system. The area around the bath, sink and WC are finished in a ceramic tile. Extractor fan.

BEDROOM 2 12' 2" x 9' 7" (3.71m x 2.92m)

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

BEDROOM 3 11' 0" x 9' 0" (3.35m x 2.74m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window with lovely green views. This is a also a good size double bedroom with loft hatch.

BEDROOM 4 9' 2" x 8' 1" (2.79m x 2.46m)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.