



## Shalcombe Close, Doxford, Sunderland

**£220,000**

**CONSIDERABLY EXTENDED 4 BEDROOM HOME IN EXCELLENT LOCATION**

**FABULOUS OPEN PLAN KITCHEN/DINING/FAMILY ROOM TO REAR**

**SEPARATE UTILITY**

**VERY SPACIOUS INTERIOR WITH CONSIDERABLE REAR EXTENSION**

**EPC RATING C**

**LOW MAINTENANCE LANDSCAPED REAR GARDEN PLOT**

GREAT FAMILY HOME - CONSIDERABLY EXTENDED 4 BEDROOM HOME IN EXCELLENT LOCATION - VERY SPACIOUS INTERIOR - FABULOUS OPEN PLAN KITCHEN/DINING/FAMILY ROOM TO REAR - SEPARATE UTILITY - LOW MAINTENANCE LANDSCAPED REAR GARDEN PLOT - EN SUITE TO MASTER BEDROOM - GARAGE AND DRIVEWAY - CLOSE TO GREAT SCHOOLS - FANTASTIC COMMUTER LOCATION JUST MINUTES FROM A19/A690/DOXFORD INTERNATIONAL... An exceptional home greatly extended to the side and rear considerably increasing the living accommodation to create; driveway and garage, generous lounge, fabulous extended open plan kitchen/family/dining to rear, separate utility, WC, 4 first floor bedrooms, bathroom plus en suite to master bedroom, generous fully landscaped rear garden plot backing onto open allotment plots, cul de sac position to front. This is an exceptional opportunity to acquire a spacious family home on a lovely development close to great schools, shopping and perfect for commuting. 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 your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

46 Windsor Terrace , Sunderland, SR2 9QF  
Tel: 0191 565 66 55 Email: [info@goodlifelifehomes.co.uk](mailto:info@goodlifelifehomes.co.uk)  
[www.goodlifelifehomes.co.uk](http://www.goodlifelifehomes.co.uk)

## ACCOMMODATION

### ENTRANCE PORCH

Entrance via GRP double-glazed door. Side facing white uPVC double-glazed window. Built-in cupboard, alarm key pad, glazed door leading into lounge.

### LOUNGE 15' 8" x 14' 0" (4.77m x 4.26m)

A lovely size lounge with natural wood-effect flooring, vertical designer style radiator, additional double radiator, front facing white uPVC double-glazed bow window. Open plan staircase to first floor, recessed lights, understairs cupboard providing storage. Partially-glazed door leading off the rear of the lounge leading into a stunning dining/kitchen/family room.

### DINING/KITCHEN/FAMILY ROOM 23' 8" x 15' 7" (7.21m x 4.75m)

Measurements taken at widest points. An absolutely stunning space which significantly increased the ground floor space of the property. Comprising; fitted kitchen with a range of units in a light wood finish with Quartz work surfaces. Granite style sink with flexible tap. Range style Rangemaster oven with 5 ring gas hob and multiple ovens and matching extractor. 3 designer style vertical radiators. Ceramic flooring running through. 2 wooden framed double-glazed Velux style roof lights to the ceilings and 2 white uPVC double-glazed windows with views over the garden allowing plenty of light into the space. Part of the Quartz work tops comprises; breakfast bar for informal dining but there is sufficient space for more formal dining with table and chairs and space for sofa etc. This is a wonderful room. Leading off the kitchen is the utility room.

### UTILITY ROOM 11' 0" x 7' 9" (3.35m x 2.36m)

L-shaped, measurements taken at widest points. Continuation of the tiled flooring from the kitchen area, white uPVC double-glazed door, white uPVC double-glazed window, recessed lights to ceiling. Work surface with space below for appliances. The current owners have a dishwasher and washing machine but there is space for additional appliances if required. Door leading off to WC, integral door leading to garage.

### WC 4' 7" x 3' 3" (1.40m x 0.99m)

Tiled flooring, white toilet and sink built into vanity unit with concealed cistern and push button flush. Recessed lights to ceiling.

### FIRST FLOOR LANDING

Pull down loft access with ladder. 5 doors leading off, 4 to bedrooms and 1 to bathroom.



### BEDROOM 2 11' 2" x 9' 0" (3.40m x 2.74m)

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with pleasant views over cul de sac. Fitted wardrobes running the length of 1 wall providing a good degree of storage and hanging space with mirrored doors.

### BEDROOM 4 7' 11" x 6' 6" (2.41m x 1.98m)

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

### BEDROOM 3 11' 2" x 8' 5" (3.40m x 2.56m)

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with views over garden and neighbouring gardens and allotments beyond. This is another good size double bedroom.

### BATHROOM 7' 0" x 6' 10" (2.13m x 2.08m)

Tiled flooring and tiled feature wall, white wall mounted sink with chrome tap, white toilet with low level cistern, freestanding style bath with chrome taps and showerhead attachment. Built-in cupboard providing additional storage. Chrome towel heater style radiator, recessed lights to ceiling.

### BEDROOM 1 22' 5" x 8' 3" (6.83m x 2.51m)

Part of an extension to the original property with slate-effect laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Recessed lights to ceiling, space for flat screen TV. Walk-in style dressing room with built-in shelving and ample coat hanging with recessed lights and additional loft hatch. Door leading off to en suite.

### EN SUITE 8' 3" x 6' 2" (2.51m x 1.88m)

Tiled flooring, stylish bathroom suite comprising; toilet with low level cistern, sink built into drawer unit with chrome tap, walk-in wet room style double shower tray with fixed glass shower screen and shower fed from the main Combi boiler system. Recessed lights to ceiling. Extractor fan. Vertical designer style radiator, rear facing white uPVC double-glazed window with privacy glass.

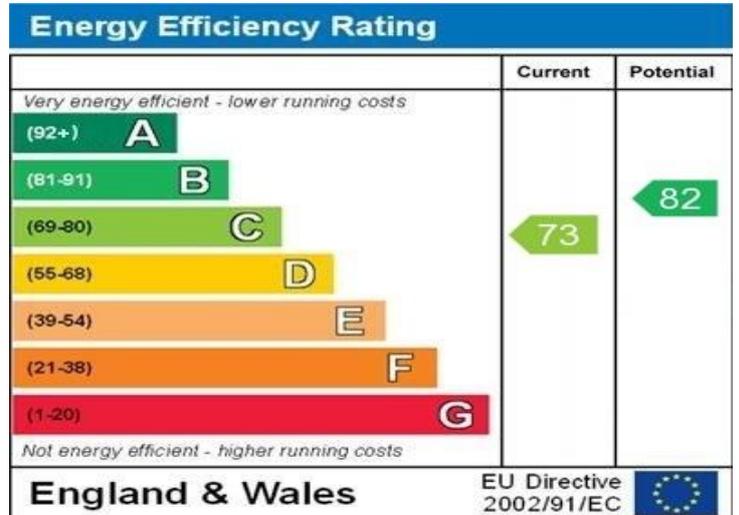
### GARAGE 18' 2" x 8' 6" (5.53m x 2.59m)

Manual door providing vehicle access. Generous garage with built-in work top to 1 side and ample space for additional fridge and freezer. Electric lighting and sockets and integral door leading through to utility room.

### EXTERNALLY

The property benefits from a generous rear garden plot which is completely low maintenance and enjoys sunny aspect with garden shed to the bottom of the garden.





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.