



**good life**

**Monarch Road, Heritage Green, Houghton Le Spring**

**£250,000**

**4 BEDROOM 3 BATHROOM DETACHED HOUSE ON SOUGHT  
AFTER HERITAGE GREEN DEVELOPMENT**

**4 DOUBLE BEDROOMS**

**SUPERB KITCHEN/DINING ROOM TO REAR WITH UPGRADED  
DESIGNER KITCHEN AND QUARTZ WORKTOPS**

**2 MASTER BEDROOMS WITH EN SUITE**

**EPC RATING B**

**LARGER PLOT WITH PATIO & TURFED REAR GARDEN INCL  
FABULOUS ELEVATED VIEWS**

FOUR DOUBLE BEDROOM & 3 BATHROOM SUPERB DETACHED HOME ON HERITAGE GREEN DEVELOPMENT WITH NUMEROUS UPGRADES & COMPLETE FLOOR COVERINGS INCL LVT FLOORING - LARGE PLOT WITH SUNNY ASPECT & SUPERB ELEVATED VIEWS - NO CHAIN - PRICED ATTRACTIVELY REPRESENTING EXCELLENT VALUE. Good Life Homes are delighted to bring to the market a stunning ready to move into 4 bedroom detached home on this sought after development. Benefitting from a number of upgrades including stylish designer kitchen and quartz worktops and quality LVT flooring, this gorgeous home also benefits from 4 double bedrooms, 2 of which have en suite attached. There is also a main bathroom on the first floor and a separate WC on the ground floor. A stylish entrance hall welcomes you and guests and a formal front lounge offers a quiet retreat. To the rear of the property is a stunning kitchen/dining room with double doors leading out to the rear patio and garden. The upgraded designer kitchen benefits from quartz worktops and integrated appliances with a separate utility room leading off. On the first floor there are 3 double bedrooms, (one master with an en suite) and a separate family bathroom. On the second floor there is a superb master bedroom occupying the full space with fabulous elevated views and a lovely en suite leading off. Externally, the property benefits from a generous rear garden plot which has patio and turfing. There is also a garage and driveway to the side/rear. At the time of writing these particulars, there are no 4 bedrooms homes available on the development and this particular style has been very popular with limited numbers built. This represents a wonderful opportunity to acquire a ready to go

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 HALL

Entrance via GRP double-glazed door. Stylish LVT flooring, double radiator, front facing white uPVC double-glazed window, attractive staircase to first floor landing. Under stairs cupboard providing useful storage. Door leading off to WC, door leading lounge, door leading to kitchen/dining room.

### LOUNGE 12' 10" x 11' 7" (3.91m x 3.53m)

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

### WC 5' 8" x 4' 9" (1.73m x 1.45m)

Stylish LVT flooring, radiator, white toilet with low level cistern, white handbasin with chrome tap and pedestal. Extractor fan.

### KITCHEN/DINING ROOM 18' 0" x 9' 3" (5.48m x 2.82m)

Continuation of the attractive LVT flooring, double radiator, white uPVC double-glazed window side facing and rear facing and patio doors leading out to decked patio and rear garden also with elevated views. The kitchen/dining space is a lovely open light space partially by virtue of the windows and door, and a natural dining area and natural kitchen area. Luxury kitchen with a range wall and floor units in a blue wood grain finish with copper handles and quartz work surfaces. Integrated double oven with 4 ring induction hob and integrated extractor. Quartz splash back and inset chrome sink with bowl and a half and copper style tap. Integrated dishwasher, integrated fridge/freezer. Leading off the kitchen is the utility room.

### UTILITY ROOM 6' 0" x 5' 10" (1.83m x 1.78m)

Tiled flooring, laminate work surface with matching kitchen unit beneath containing the integrated washing machine. Wall mounted central heating boiler concealed within matching unit. GRP double-glazed door leading to the side of the property.

### FIRST FLOOR LANDING

Built-in cupboard which provides useful storage. 4 doors leading off, 3 bedrooms and 1 to bathroom and carpeted stairs to second floor.

### MASTER BEDROOM 12' 10" x 10' 8" (3.91m x 3.25m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. This is a lovely large double bedroom with en suite.



### EN SUITE 5' 10" x 5' 9" (1.78m x 1.75m)

Vinyl wood-effect flooring, radiator, white toilet with low level cistern, white sink with single pedestal and chrome taps, corner shower with sliding glass doors and shower fed from main hot water system. Extractor fan. Tiles to full height in the shower area and to half height around the WC and basin. 2 white uPVC double-glazed windows with privacy glass.

### BEDROOM 3 9' 7" x 9' 6" (2.92m x 2.89m)

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

### BEDROOM 4 9' 6" x 8' 2" (2.89m x 2.49m)

Carpet flooring, 2 white uPVC double-glazed windows, radiator. This is also a double bedroom.

### BATHROOM 6' 10" x 5' 5" (2.08m x 1.65m)

Vinyl wood-effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass. Extractor fan. White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel and chrome tap. Ceramic tile to approx. half height around the bath, sink and WC area.

### SECOND FLOOR LANDING

Door leading to bedroom 2.

### BEDROOM 2 16' 4" x 11' 4" (4.97m x 3.45m)

Measurements taken at widest points and into the window. Superb double bedroom with carpet flooring, radiator, double glazed Velux style roof light and fabulous white uPVC double-glazed window with elevated views for miles into the distance. Built-in cupboard providing useful storage and hanging space. Door leading off to en suite.

### EN SUITE 6' 5" x 5' 2" (1.95m x 1.57m)

Vinyl tile-effect flooring, radiator, double glazed Velux style roof light, corner shower with sliding doors and shower fed from the main hot water system, white sink with single pedestal and chrome tap, white toilet with low level cistern. The walls are finished to full height around the shower area in a stylish white tile which is continued to half height around the sink and toilet WC area. Extractor fan.

### GARAGE

Single garage with manual door and driveway.



