



Heyrose, Doxford, Sunderland

£260,000.00

4 BED DETACHED HOUSE

EN-SUITE TO THE PRINCIPLE ROOM

OPEN PLAN KITCHEN/DINER

EPC RATING (to follow)

DOWNSTAIRS WC & UTILITY ROOM

NO CHAIN

4 BED DETACHED HOUSE – EN-SUITE TO THE MASTER – OPEN PLAN KITCHEN/DINER – GROUND FLOOR WC & UTILITY ROOM – DRIVEWAY & DETACHED GARAGE – REAR GARDEN – POPULAR DOXFORD DEVELOPMENT CLOSE TO AMENITIES, A19/A690 – NO CHAIN. Good Life Homes are delighted to bring to the market this 4 bed detached family home situated in sought-after Doxford development, close to supermarkets, local schools, Doxford International and A19/A690 offering a perfect commuting location. With the benefit of NO CHAIN, the property briefly comprises on the ground floor; entrance hall, lounge, open plan kitchen/diner, separate utility area and WC. On the first floor are 4 double bedrooms with an en-suite to the master and a family bathroom. Externally to the rear is a large rear garden, mainly laid to lawn with sunny aspect. This property offers spacious living and would be a perfect family home. In addition, the property benefits from a double driveway plus single garage offering ample space for off street parking. 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!

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ACCOMMODATION

INTRODUCTION

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ENTRANCE HALL

Entrance via composite door. Single radiator, carpeted stairs to first floor landing, understairs cupboard providing useful storage, 1 door leading to lounge, 1 door leading to dining kitchen, 1 door leading to downstairs wc.

LOUNGE 21' 4" x 10' 3" (6.50m x 3.12m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. White uPVC double-glazed patio doors leading out rear garden. This is a very generous spacious lounge

WC 6' 9" x 3' 0" (2.06m x 0.91m)

Vinyl flooring, single radiator, toilet with low level cistern and push button flush, sink with single pedestal and chrome taps. Tiled splash back.

KITCHEN DINING ROOM 21' 3" x 12' 5" (6.47m x 3.78m)

Measurements taken at widest points. 2 Single radiators, front facing white uPVC double-glazed window, rear facing white uPVC double-glazed windows with views over the garden. Fitted kitchen with a range of wall and floor units in a brown finish with contrasting laminate work surfaces. Gas hob and extractor chimney, sink with bowl and a half, single drainer and monobloc tap. Integrated fridge, integrated freezer, built in electric oven situated at waist height. Space for dining table and chairs, breakfast bar overhung with space for multiple chairs. This is a lovely open plan space. Door leading off to utility area.

UTILITY 6' 10" x 5' 3" (2.08m x 1.60m)

Single radiator, floor units, space and plumbing for a washing machine, houses the boiler, double-glazed door with privacy glass leading out to rear garden.

FIRST FLOOR LANDING

Carpet flooring, loft hatch, 6 doors leading off, 4 to bedrooms, 1 to bathroom, 1 to cupboard which houses the water hot water tank.



PRINCIPAL BEDROOM 13' 1" x 11' 4" (3.98m x 3.45m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. Door leading off to en-suite.

EN-SUITE 11' 4" x 10' 6" (3.45m x 3.20m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. Door leading off to built in cupboard providing useful shelving and hanging. This is also a double bed.

BEDROOM 3 11' 11" x 9' 0" (3.63m x 2.74m)

Measurements taken at widest points. Carpet flooring, single radiator, rear facing white uPVC double-glazed window. This is also a double bedroom.

BEDROOM 4 11' 0" x 9' 10" (3.35m x 2.99m)

Measurements taken at widest points. Carpet flooring, single radiator, rear facing white uPVC double-glazed window. This is a small double bedroom.

FAMILY BATHROOM 7' 2" x 6' 2" (2.18m x 1.88m)

Vinyl flooring, vertical towel heater style designer radiator, rear facing double-glazed window with privacy glass. White bathroom comprising of, toilet with low level cistern, sink with chrome tap, bath with panel and hand held shower. The walls are finished in a ceramic tile to half height.

DETACHED SINGLE GARAGE

Detached single garage with parking for 1 vehicle, roller shutter garage door.

EXTERNALLY

Pathway leading to the front of the property with separate lawn area. Long driveway suitable for parking 2 vehicles leading to detached garage. The property benefits from a large rear garden with paved area immediately adjacent to the patio doors, separate lawn area, gate leading out to the front of the property. The garden has a sunny aspect and a good degree of privacy.



