



Belstone Court, Silksworth, Sunderland

£159,995

4 DOUBLE BEDROOM MODERN END LINK WITH EN SUITE TO MASTER BEDROOM

LOVELY PART OPEN PLAN LOUNGE/DINING/KITCHEN WITH DOUBLE DOORS ONTO GARDEN

STUNNING RECENT BATHROOM WITH STYLISH TILING AND

VERY WELL PRESENTED & MODERNISED INTERNALLY

EPC RATING (to follow)

AMPLE PARKING TO FRONT

RARE - 4 DOUBLE BEDROOM MODERN END LINK WITH EN SUITE TO MASTER BEDROOM - VERY WELL PRESENTED & MODERNISED INTERNALLY - LOVELY PART OPEN PLAN LOUNGE/DINING/KITCHEN WITH DOORS ONTO GARDEN - STUNNING RECENT BATHROOM WITH STYLISH TILING AND BUILT-IN TV! AMPLE PARKING TO FRONT... Good Life Homes are delighted to bring to the market a very spacious 4 double bedroom family home within Belstone Court, Silksworth. Offering generous space over ground, first and second floors, this well presented home also benefits from a lovely private rear garden plus ample parking (2 parking bays) to the front. Internally, briefly comprising; entrance hall, wc, 18ft dining/lounge and modern kitchen to the ground floor, 2 double bedrooms to the first floor (including master bed with en suite), 2 further double bedrooms to the second floor plus stunning main bathroom with special bathroom compliant flat screen tv built-in. This is a lovely, spacious, modern, ready to move into home perfect for a growing family or for someone requiring extra space for a home office or home working, with lovely outdoor garden space to the rear. 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 you won't pay us anything 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
www.goodlifelifehomes.co.uk

ACCOMMODATION

ENTRANCE HALL

Entrance via GRP double-glazed door. Carpet flooring, large built-in cupboard, double radiator, stairs leading to first floor, door leading off to wc, door leading off to lounge. Alarm system.

WC 5' 6" x 3' 0" (1.68m x 0.91m)

Vinyl wood-effect flooring, radiator, front facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, white hand basin with chrome tap. Extractor fan.

LOUNGE DINING ROOM 18' 1" x 12' 0" (5.51m x 3.65m)

A lovely size lounge dining room with carpet flooring, double radiator, rear facing white uPVC double-glazed window with views over garden and gorgeous white uPVC double-glazed patio door with fixed pane to 1 side leading out to rear patio and garden and providing views over the garden. The lounge dining room is partially open plan to the kitchen.

KITCHEN 9' 4" x 7' 9" (2.84m x 2.36m)

Vinyl tile-effect flooring, front facing white uPVC double-glazed window with views over parking bays and cul de sac. Modern white fitted kitchen with a range of wall and floor units and contrasting laminate wood-effect work surfaces. Integrated Bosch electric oven, 4 ring gas hob and integrated extractor. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for a washing machine. Space for tall fridge/freezer, built-in cupboard housing modern central heating boiler.

FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, double radiator, front facing white uPVC double-glazed window. Large built-in cupboard providing lots of storage and shelving space. Stairs to second floor, 2 doors leading off to bedrooms.

MASTER BEDROOM 11' 6" x 11' 0" (3.50m x 3.35m)

A large double bedroom with carpet flooring, double radiator, white uPVC double-glazed window with elevated views over greenery. Fitted wardrobes to 1 wall with sliding doors. Door leading off en-suite.



EN-SUITE 5' 10" x 5' 3" (1.78m x 1.60m)

Vinyl tile effect flooring, single radiator, white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap. Generous shower cubicle with electric and internal tiling. Extractor fan.

BEDROOM 2 15' 9" x 7' 10" (4.80m x 2.39m)

Measurements taken at widest point. A lovely size bedroom with carpet flooring, double radiator, front facing white uPVC double-glazed window. A very spacious room.

SECOND FLOOR LANDING

Side facing white uPVC double-glazed window, wooden framed double-glazed velux window providing lots of light. Built-in cupboard providing lots of useful storage. Radiator, loft hatch, 3 doors leading off, 2 to double bedrooms and 1 to bathroom.

BEDROOM 3 11' 9" x 9' 1" (3.58m x 2.77m)

Another good size double bedroom with carpet flooring, double radiator, large wooden framed double-glazed velux roof light with lovely views over greenery.

BEDROOM 4 11' 6" x 8' 7" (3.50m x 2.61m)

Carpet flooring, double radiator, large wooden framed double-glazed velux roof light with views over green views. This is also a good size double bedroom.

BATHROOM 8' 6" x 7' 0" (2.59m x 2.13m)

Stunning bathroom recently remodeled by the current owners with stylish tile choices. White toilet with low level cistern, sink built into vanity unit with chrome tap, built in bath with stylish tiling and mosaic feature wall with chrome tap and shower head attachment. Chrome towel heater style radiator. large wooden framed velux style roof light with built-in blinds. A point to note of this superb bathroom is the built in tv screen with remote control offering a rare and luxurious opportunity to lie in the bath whilst watching the tv, a fine thing indeed!.

EXTERNALLY

Situated in a cul de sac the property has 2 parking bays. Pathway down the side of the property with side gate leading to the rear. The property benefits from a very pleasant well maintained rear garden with additional access down the side for storage and garden shed. The property backs onto open greenery with lovely countryside views to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC