



Bowood Close, Ryhope, Sunderland

Offers in the Region of £229,995

IMPRESSIVE 3 DOUBLE BEDROOM DETACHED MODERN HOME

EN SUITE TO MASTER BEDROOM

REAR CONSERVATORY WITH 'WARM' ROOF CREATING AN OPEN PLAN FEEL TO DINING/KITCHEN/CONSERVATORY AREA

EPC RATING D

FULLY CONVERTED ADDITIONAL LIVING ROOM FROM ORIGINAL GARAGE SPACE CREATING WONDERFUL

IMPRESSIVE STYLISH FAMILY BATHROOM WITH BUILT-IN TV

IMPRESSIVE 3 DOUBLE BEDROOM DETACHED MODERN HOME - EN SUITE TO MASTER BEDROOM - REAR CONSERVATORY WITH 'WARM' ROOF CREATING AN OPEN PLAN FEEL TO DINING/KITCHEN & CONSERVATORY AREA - FULLY CONVERTED ADDITIONAL LIVING ROOM FROM ORIGINAL GARAGE SPACE CREATING WONDERFUL ADDITIONAL FAMILY SPACE - STYLISH FAMILY BATHROOM WITH BUILT-IN TV ... LOVELY REAR GARDEN PLOT WITH SUNNY ASPECT & LARGE PATIO'S... Good Life Homes are delighted to bring to the market a lovely 3 double bedroom detached home which has the benefit of garage conversion into a useful additional living room and a generous conservatory to the rear - both creating valuable additional living space on the ground floor. The garage conversion in particular may appeal to someone looking for a pleasant, generous, working from home office although it would equally make a terrific TV/hobbies/games room too! The rear part of the ground floor feels spacious with dining/kitchen and conservatory offering an open vibe and direct access to the rear patio and garden. With a lovely size rear garden space enjoying a sunny aspect and generous driveway to the front, this is an excellent opportunity to acquire a spacious extended home within a manageable price range. The first floor comprises 3 double bedrooms, stylish family bathroom with built-in TV and en suite to master bedroom. 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
www.goodlifelifehomes.co.uk

ACCOMMODATION

ENTRANCE HALL

Vinyl wood-effect flooring, radiator, alarm key pad, door leading off to lounge.

LOUNGE 16' 9" x 10' 8" (5.10m x 3.25m)

Carpet flooring, double radiator, front facing white uPVC double-glazed part bay window with pleasant views. Feature fire surround with granite hearth and built-in coal-effect gas fire. Door leading into internal hallway.

INTERNAL HALLWAY

Double radiator, carpeted stairs to first floor landing, doors leading off to WC, kitchen/dining/family room and additional reception room.

RECEPTION ROOM 2 16' 8" x 8' 0" (5.08m x 2.44m)

Conversion from the original garage, carpet flooring, double radiator, front facing white uPVC double-glazed window, wall mounted electric fire. This is a terrific additional living space providing versatile opportunity for either a play room, reception room 2, TV room or even a large home office.

WC 4' 6" x 2' 10" (1.37m x 0.86m)

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

DINING/KITCHEN/FAMILY ROOM 19' 4" x 10' 2" (5.89m x 3.10m)

Measurements taken at widest points. A lovely open space with carpet flooring to the dining area and laminate slate-effect flooring to the kitchen area. The kitchen comprises; range of wall and floor units in a white high gloss finish with integrated electric oven, 4 ring integrated hob, feature extractor chimney in stainless steel finish. Inset sink with under bench space and plumbing for a washing machine and drier, space for under bench dryer and double fridge/freezer. Radiator in the dining area. Quartz style work surfaces and white uPVC double-glazed window situated above the sink with lovely views over the garden. The dining area is partially open plan to the conservatory which has had a 'warm roof' added and comprises; carpet flooring, flat panel style radiator, white uPVC double-glazed windows with views over the garden and white uPVC double-glazed double doors leading out onto the rear patio and beyond.



FIRST FLOOR LANDING

White uPVC double-glazed window, loft hatch, built-in cupboard, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

PRINCIPAL BEDROOM 13' 3" x 10' 6" (4.04m x 3.20m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a good size double bedroom. Door leading off to en-suite.

EN-SUITE 6' 6" x 3' 10" (1.98m x 1.17m)

Tiled flooring, radiator, front facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, double shower cubicle with sliding glass doors allowing entry, shower fed from the main hot water system. The shower benefits from full height tiling which continues to half height around the sink and WC area. Extractor, recessed lights.

BEDROOM 2 11' 0" x 9' 1" (3.35m x 2.77m)

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

BEDROOM 3 10' 0" x 7' 10" (3.05m x 2.39m)

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

BATHROOM 9' 8" x 5' 0" (2.94m x 1.52m)

A beautiful recently upgraded bathroom with stylish tiles to walls and floor including feature mosaic style wall. Freestanding bath with chrome tap and showerhead attachment, toilet and sink built into a vanity unit with concealed cistern and flush button flush, chrome towel heater style radiator. Recessed lights to ceiling. Built-in TV allowing you to lie in the bath and watch your favourite TV programmes. Front facing white uPVC double-glazed window with privacy glass.

EXTERNALLY

The property has a block paved driveway for 1 possibly 2 vehicles. Well maintained lawn front garden with double-glazed GRP door. The property benefits from a really pleasant well planned rear garden with large area of patio immediately adjacent to the conservatory providing ample space for seating area. Raised lawn utilising railway sleepers, a further paved patio area to the rear corner of the garden positioned to take full advantage of the sunny aspect. Garden shed, outside tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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.