



**good life**

## **Sulby Lodge, Ashbrooke Range, Sunderland**

**Offers in the Region Of £499,995**

**4 BED DETACHED BUNGALOW IN PRESTIGIOUS LOCATION**

**PRIVATE SECLUDED ENTRANCE OFF ASHBROOKE RANGE**

**GENEROUS GROUNDS + DOUBLE DETACHED GARAGE & PARKING**

**EPC RATING D**

**EXCEPTIONAL INTERIOR DESIGN FOLLOWING MAJOR REFURBISHMENT COSTING SIX FIGURES**

**MASTER BEDROOM PLUS EN SUITE**

FOUR BEDROOM DETACHED BUNGALOW WITH DETACHED DOUBLE GARAGE ACCESSED VIA SECLUDED SHARED PRIVATE ENTRANCE OFF ASHBROOKE RANGE RECENTLY REFURBISHED WITH SIX FIGURE EXPENDITURE. Good Life Homes are delighted to bring to the market this stunning 4 bed detached bungalow which has undergone a thorough recent back to brick renovation creating what must be one of the finest properties of its type in the area. With style and sophistication in abundance, this one-level spacious home offers 4 double bedrooms including a beautiful master bedroom with stylish en suite facilities. The family bathroom has, as its centrepiece, a designer polished cast-iron slipper bath which was installed at considerable expense by the current owners. At its heart, the entrance hall welcomes you into the property with glazed double doors leading into the spacious lounge which has been opened up at one end to flow seamlessly to a stunning designer kitchen with a wonderful quartz-topped island at its centre offering a casual dining or breakfast option. A formal dining room also runs off the main entrance hall, perfect for dinner parties or entertaining. Externally, gardens wrap around the bungalow to 3 sides with a shared access drive providing access to yourself and a detached home situated well to the rear. A double detached garage, plus ample car standing, allows additional storage or secure parking. There are various secluded patio areas situated round the garden areas. An additional point to note is the substantial loft room, mostly converted, which could have a multitude of uses for new owners including a large guest room, office, or hobbies room. It's rare for properties of this type and quality within this location to come onto the market and it provides a perfect opportunity for either secluded family living or for those considering one-level living without a compromise on space. 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 selling fees represent exceptional value and are always on a no sale no fee basis.

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## ACCOMMODATION

### ENTRANCE HALL

GRP double-glazed front door leading into entrance hall. Stylish Amtico flooring, 2 single radiators, glazed double doors leading through into lounge. Doors leading off to; dining room, kitchen, bedroom 1, 2, 3 and 4, family bathroom. 2 built-in cupboards.

### LOUNGE KITCHEN 26' 6" x 25' 2" (8.07m x 7.66m)

Measurements taken at widest points, the room is L shaped. Stunning space comprising of large formal lounge with double radiator and 3 uPVC windows providing lots of light from different aspects. Open plan to a fabulous kitchen which has 2 large uPVC double-glazed windows and uPVC double-glazed doors leading out to a side garden. Flooring to the overall lounge/kitchen space is stylish professionally laid Amtico flooring with borders and edging detail running around the perimeter. Gas log-effect circular "Dru Stove" situated in the corner of the room. Acova style large wall mounted vertical radiator in the kitchen. The superb designer kitchen has a range of wall and floor units in a shaker style with complimentary painted/natural wood effect units and quartz work surfaces in marble style. Inset ceramic sink with monobloc tap and integrated Neff electric oven with matching integrated microwave combination oven & Integrated dishwasher. A built-in cupboard contains a gas COMBI boiler and a superb central island with breakfast bar overhang contains additional kitchen storage beneath including wine cooler and 4 ring induction hob. Leading off the kitchen is an open plan doorway leading to utility room.

### UTILITY ROOM 12' 3" x 5' 8" (3.73m x 1.73m)

Amtico flooring, single radiator, GRP door leading to the side of the property, white uPVC double-glazed window side. Range of floor units matching the kitchen with quartz work tops, inset ceramic sink and stylish tap with flexible hose. Bespoke units have been built to accommodate space for an American style fridge/freezer, washer and dryer. Please note it is the clients intention to take these appliances with them to their new property.

### DINING ROOM 14' 6" x 9' 4" (4.42m x 2.84m)

Carpet flooring, double radiator, front facing uPVC window. This room operates as a beautiful formal dining room perfect for receiving guests at dinner parties but could quite easily operate as a 5th bedroom if required.



### BEDROOM 4 11' 8" x 7' 9" (3.55m x 2.36m)

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

### BEDROOM 3 11' 7" x 10' 5" (3.53m x 3.17m)

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

### BATHROOM 8' 0" x 7' 0" (2.44m x 2.13m)

Ceramic tile wood-effect flooring laid in herringbone formation with matching border tiles and skirting. Designer-style flat panel radiator, side facing white uPVC double-glazed window with privacy glass. Stunning bathroom suite comprising; toilet built into unit with push button flush, basin style sink with stylish chrome tap built onto a vintage-style bench with drawers beneath. A superb designer cast iron slipper bath with polished sides and feet takes centre stage and was acquired at considerable expense by the client.

### BEDROOM 2 12' 5" x 10' 0" (3.78m x 3.05m)

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

### MASTER BEDROOM 14' 4" x 10' 5" (4.37m x 3.17m)

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

### EN-SUITE 7' 0" x 4' 4" (2.13m x 1.32m)

Ceramic tile flooring, double radiator, side facing white uPVC double-glazed window. Toilet with low level cistern, sink built into stylish vanity unit with single tap, double shower cubicle with folding glass doors and shower fed from main Combi boiler fixed overhead and separate hand held shower. Stylish tiles within the shower area and extractor fan.

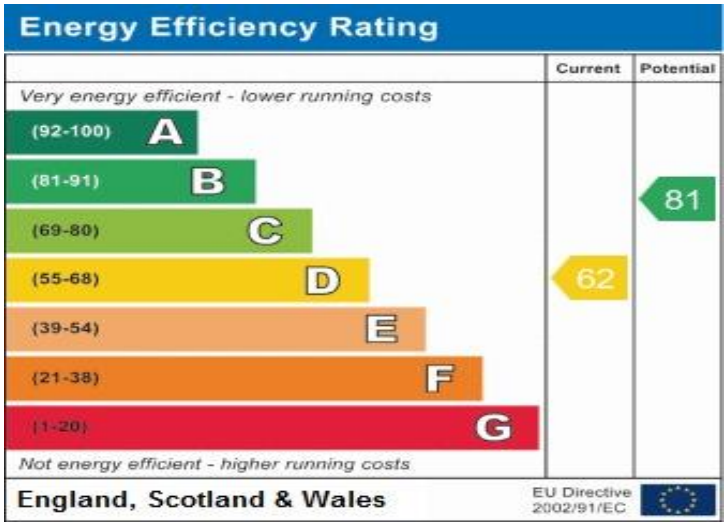
### LOFT ROOM/SPACE

A considerable sized large loft room. Accessed via pull down ladders from the entrance hall. More details on this can be provided by the owners.

### EXTERNAL TO THE FRONT AND SIDE

Accessed from Ashbrooke Range and set back from the road behind a wall, the property sits within a generous garden plot with private, shared driveway, gardens to the front, side and rear and contains multiple patio areas. To the rear of the property is a double detached garage plus driveway parking.





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.