

Fairmile Drive  
Thristley Grange  
Sunderland  
SR3 2XJ





good life   
sales & lettings



# Fairmile Drive

## Asking Price £210,000

### INTRODUCTION

STUNNING EXTENDED 2 DOUBLE BED SEMI - FABULOUS EXTENSION TO REAR - BEAUTIFUL KITCHEN WITH ISLAND - EXTENSIVE BI-FOLD DOORS ONTO GARDEN - GROUND FLOOR SHOWER ROOM - FIRST FLOOR BATHROOM - SOUTH WEST FACING REAR GARDEN PLOT - DESIRABLE LOCATION - NO CHAIN ...

### ENTRANCE PORCH

Entrance via modern GRP double-glazed door. Stylish tile flooring, side facing white uPVC double-glazed window. Partially-glazed crittall style door leading into lounge.

### LOUNGE

16'6 x 12'6

Measurements taken at widest points.

Beautiful spacious lounge with stylish laminate wood-effect flooring, radiator, front facing white uPVC double-glazed bow window. Open chimney breast with electric style log burning stove, bespoke built in shelving, open plan staircase to first floor landing, double Crittall style doors opening out to extension, integral door leading to the garage.

### EXTENSION

20'4 x 15'0

Fabulous open plan rear extension with the continuation of the laminate wood-effect flooring the lounge area, 3 sets of double-glazed roof windows allowing light into the space, recessed lights to ceiling, 2 designer style vertical radiators, log burning stove positioned in the corner. Luxury designer style fitted kitchen with a range of wall and floor units in a soft finish with quartz work surfaces, integrated electric oven, integrated microwave, integrated full height fridge and freezer, large larder cupboard. A central island houses a Belfast sink which is inset with stylish antique gold style Monobloc tap, integrated dishwasher, breakfast bar suitable for seating at least a couple of breakfast stools for informal dining and entertainment. To the rear of the room there is approx. 16'4 width of Bi-Fold doors which provide open views and lead out to a fabulous patio and garden beyond. This is an incredibly well organised and impressive space and really is the heart of the home. We think as a guide the cost of extending to this degree would be somewhere in the region of £70,000 if potential buyers wanted to get an indication of the inherent value in this property.

To the rear of the extension and forming what would originally have been the garage, door leading into ground floor bathroom.

### GROUND FLOOR BATHROOM

7'7 x 7'5

Tiled flooring which continues to approx. half height, walk in shower with pivot door and shower fed from the main hot water system, sink with black tap and matching waste, toilet with concealed cistern and push button flush in black finish. Towel heater style radiator and internal door leading back into garage. Extractor fan and recessed lights.

## FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch with pull down ladders providing extra storage in the loft, stylish panelling which is up the stairs and onto the landing, built in cupboard providing useful storage, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

## BATHROOM

7'5 x 5'9

Vinyl tile effect flooring, freestanding bath with chrome taps and showerhead attachment plus separate shower fed from the main combi boiler system, glass shower screen over, sink built into vanity unit and toilet with concealed cistern and push button flush. Column style radiator, extractor fan, stylish Metro tiles around the bath area to full height and to approx. half height around the remainder of the bathroom.

## BEDROOM 1

10'8 x 8'10

Double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with a good degree storage and hanging space. Feature wall with panelling.

## BEDROOM 2

10'5 x 7'7

Also a double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with a good degree storage and hanging space.

## GARAGE

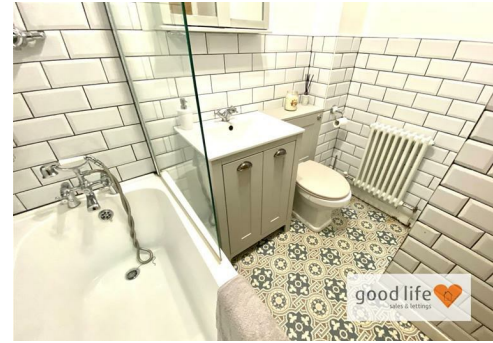
13'0 x 8'6

Roller shutter door, wall mounted combi boiler, built in cupboards providing useful storage, utility space to the rear for washing machine and dryer, integral door leading into lounge, integral door leading into ground floor shower room. The garage has been reduced in size to accommodate the shower room to the rear and is now mostly used as a utility/storage area.

## EXTERNALLY

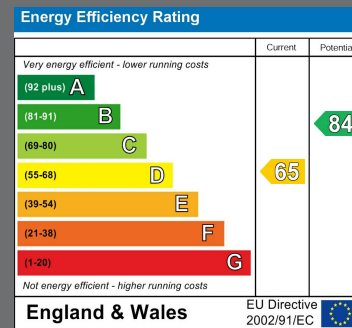
Block paved driveway suitable for parking at least 1 vehicle plus additional on street parking and the potential to extend the driveway further.

The property has a lovely rear garden with extensive paved patio immediately adjacent to the Bi-Fold doors with steps leading onto a lawn, perimeter fencing to 3 sides. The garden enjoys a sunny south and west aspect to the rear.



Local Authority  
Sunderland

Council Tax Band  
B



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Good Life Homes - Sales  
46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF



## Contact

0191 565 6655

[info@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)

[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

good life   
sales & lettings