# Hovingham Gardens

Barnes

Sunderland

SR3 1UB









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## Asking Price £200,000

**INTRODUCTION**
Good Life Homes are delighted to bring to the market this three-bedroom extended semi-detached home, occupying a cul-de-sac position in the popular Barnes area of Sunderland, just off the Barnes roundabout. Offering two separate reception rooms, a substantial kitchen and utility extension and a spacious conservatory, the property provides flexible ground-floor accommodation together with a generous rear garden.

**ENTRANCE PORCH**
White uPVC entrance doors open into the porch, which has carpet flooring. A wooden-framed single-glazed door leads into the entrance hall

**ENTRANCE HALL**
Carpet flooring, radiator, a further double radiator towards the rear of the hall, built-in meter cupboard and under-stairs storage. Carpeted stairs lead to the first-floor landing. Three doors provide access to the two reception rooms and kitchen.

**RECEPTION ROOM 1**
13'7 x 13'2
Measurements taken into the bay and alcove.
Carpet flooring, large double radiator and a front-facing white uPVC double-glazed bay window. A single-glazed internal viewing window with privacy glass faces into reception room two.

**RECEPTION ROOM 2**
13'9 x 12'1
Measurements taken at the widest points.
Carpet flooring, double radiator, wall-mounted fire and a rear-facing white uPVC double-glazed window with views over the garden.

**KITCHEN**
9'8 x 8'0
Carpet-tile flooring and a white uPVC double-glazed window looking into the conservatory. Fitted with a range of white wall and floor units, complementary laminate work surfaces and a white sink with drainer and Monobloc tap. Space for a freestanding electric oven, space and plumbing for a dishwasher and space for an under-counter fridge. A serving hatch connects with reception room two, and an open doorway leads into the extended kitchen and utility area.

**EXTENDED KITCHEN AND UTILITY AREA**
14'4 x 13'1
Measurements taken at the widest points and including the WC cubicle.
This extension provides additional space to the side of the kitchen, with further kitchen units and an additional sink with monobloc tap beneath a wooden-framed single-glazed window. Space for a dryer and plumbing for a washing machine. Double radiator connected to the main heating system. A front-facing uPVC double-glazed door provides access to the bin area, a wrought-iron gate to the front and the detached garage. A partially glazed door leads into the conservatory.

**GROUND FLOOR WC**
A small cubicle within the extension contains a WC with mid-level cistern and a hand basin with chrome taps. Rear-facing white uPVC double-glazed window with privacy glass.

**CONSERVATORY**
15'2 x 10'7
Measurements taken at the widest points.
Carpet flooring, opaque polycarbonate roof, white uPVC double-glazed windows and a white uPVC double-glazed door leading into the rear garden.

**FIRST FLOOR LANDING**
Carpeted stairs lead to the landing, which has a radiator and a side-facing white uPVC double-glazed window with privacy glass. Five doors lead to the three bedrooms, shower room and separate WC

**BEDROOM 1**
13'4 x 10'4
A double bedroom with carpet flooring, radiator and a front-facing white uPVC double-glazed window. Fitted wardrobes with sliding mirrored doors extend along one wall.

**BEDROOM 2**
11'2 x 10'9
A double bedroom with carpet flooring, a rear-facing white uPVC double-glazed window and fitted wardrobes with sliding mirrored doors. A built-in cupboard houses the combi boiler. A loft hatch with pull-down ladder provides access to the partly converted loft space.

**BEDROOM 3**
8'0 x 8'0
Carpet flooring, a front-facing white uPVC double-glazed window and a built-in wardrobe providing storage and hanging space.

**LOFT SPACE**
Accessed by a pull-down ladder from bedroom two. The partly converted loft has lighting and was previously arranged with a small single bed and desk. A partition provides access to a further storage area. This is described as ancillary loft space rather than an additional bedroom.

**SHOWER ROOM**
5'5 x 5'1
Carpet-tile flooring, radiator and a rear-facing white uPVC double-glazed window with privacy glass. Hand basin with chrome tap and vanity storage beneath, plus a double shower cubicle with fixed glass screen and a shower supplied by the combi boiler. Tiled walls.

**SEPERATE WC**
5'5 x 2'6
Carpet-tile flooring, rear-facing wooden-framed single-glazed window with privacy glass, WC with low-level cistern and tiling to approximately half height. The WC and shower room share an adjoining wall, offering potential to combine the rooms, subject to appropriate structural checks and any necessary consents.

**EXTERNALLY**
Front driveway and garage - Cul-de-sac position with a block-paved driveway providing parking for at least one vehicle and potential to extend the parking provision. Detached brick garage with roller-shutter door.
Rear garden - A pleasant, generous and well-maintained garden plot with lawns, patio areas, mature shrubs and perimeter fencing. Additional features include a garden pond and an outside tap.





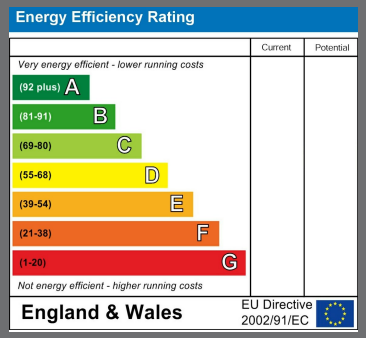


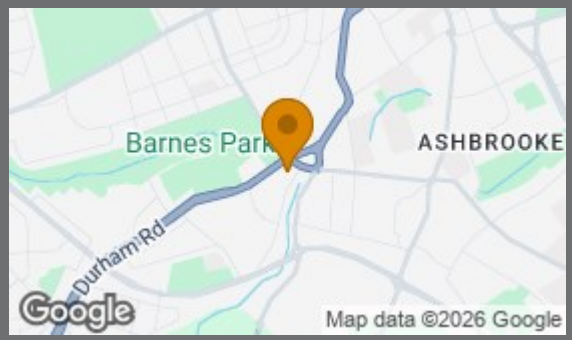





## Local Authority
Sunderland

## Council Tax Band
C




**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





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