

Cricklewood Drive  
Penshaw  
Houghton Le Spring  
DH4 7EA





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## Cricklewood Drive

# Offers In The Region Of £275,000

### INTRODUCTION

STUNNING 3 BED DETACHED HOME - HUGE REAR KITCHEN/DINING/FAMILY EXTENSION - ADDITIONAL LIVING/CINEMA/HOME OFFICE ROOM - BEAUTIFUL KITCHEN WITH ISLAND - EN SUITE TO MASTER BEDROOM - DOUBLE DRIVEWAY - CLOSE TO HERRINGTON COUNTRY PARK - GREAT COMMUTING LOCATION ...

### ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, white uPVC double-glazed window. Attractive double doors leading directly into the lounge.

### LOUNGE

15'5 x 11'10

Measurements taken at widest points.

A lovely formal lounge with laminate wood-effect flooring, attractive open plan staircase which has been modernised by replacing the spindles with glass, large double radiator, front facing white uPVC double-glazed window front facing and attractive media wall with space for flat screen TV and electric plasma style fire. Door leading off to a professionally completed garage conversion, door leading off to dining/kitchen/family room.

### TV ROOM/OFFICE

16'10 x 8'2

Converted a few years ago from what was the garage. Internal door leading directly from the lounge into the room, front facing white uPVC double-glazed window with thermostatically controlled electric wall heater, recessed lights to ceiling. This room is currently used as a bedroom with double bed, wardrobe and dressing area but would make a great home office, TV room or children's play room.

### KITCHEN/DINING/FAMILY ROOM

24'8 x 21'4

A fabulous open plan space which a huge amount of additional living room (over 200 sq ft) to the original property creating a wonderful open plan space, recessed lighting, 3 double-glazed roof windows, rear facing white uPVC double-glazed window, patio doors and windows extending to almost 11ft allowing in lots of light into the space. The kitchen area has stylish porcelain tile flooring and contains a designer style fitted kitchen in a grey finish with natural wood work surfaces and quartz work surfaces to the impressive island which stands in the middle and contains inset sink with bowl and a half, space and plumbing for a washing machine, integrated dishwasher, island section breakfast bar overhang with comfortable seating space for at least 3 bar stools. Large built in cupboard housing the combi boiler and shelving, integrated electric oven, integrated microwave, 4 ring ceramic induction hob with antique glass splash back and designer style extractor hood, space for an American style fridge/freezer. In the designated family areas there is laminate wood-effect flooring, large space for family size dining table and chairs and large enough space for a good size corner sofa as can be seen in the photo, wall mounted TV points for flat screen TV, 2 radiators provide ample heat to the space, door leading off to separate WC.

## WC

5'10 x 2'9

Tiled flooring, toilet with low level cistern, radiator, side facing white uPVC double-glazed window with privacy glass.

## FIRST FLOOR LANDING

Loft hatch, 5 doors leading off, 4 to bedrooms and 1 to bathroom.

## BATHROOM

8'2 x 5'6

Vinyl wood-effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass, recessed lights to ceiling, extractor fan. White toilet with low level cistern, white sink built into double drawer unit with chrome tap, white bath with panel, glass shower screen over chrome tap with showerhead attachment. The walls are finished to approx. half height in a stylish white Metro tile which extends to full height around the bath area.

## MASTER BEDROOM

10'9 x 10'4

Double bedroom.

Measurements do not include depth of the fitted wardrobe which run the full length of 1 wall with sliding glass doors. Radiator, carpet flooring, rear facing white uPVC double-glazed window. Door leading off to en-suite.

## EN-SUITE

5'7 x 5'3

Vinyl wood-effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White bowl placed on vanity unit with chrome tap, toilet with low level cistern, single shower cubicle with shower from the main combi boiler system. Stylish white Metro tiles run to approx. half height around the en-suite to full height in the shower cubicle.

## BEDROOM 2

11'10 x 8'2

Carpet flooring, radiator, 2 front facing white uPVC double-glazed window. Double fitted wardrobe with sliding mirrored doors providing a good degree of storage and hanging space. This is a double bedroom.

## BEDROOM 3

9'1 x 8'0

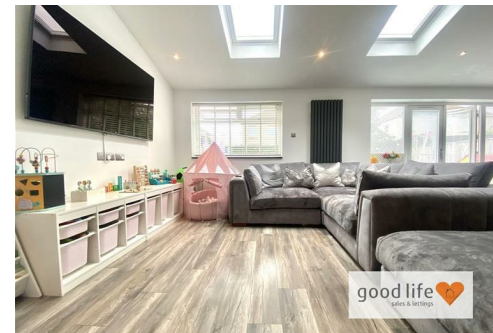
Measurements do not include depth of fitted wardrobe.

This is also a double bedroom. Carpet flooring, radiator, rear facing white uPVC double-glazed window. Double fitted wardrobe with sliding mirrored doors providing a good degree of storage and hanging space.

## EXTERNALLY

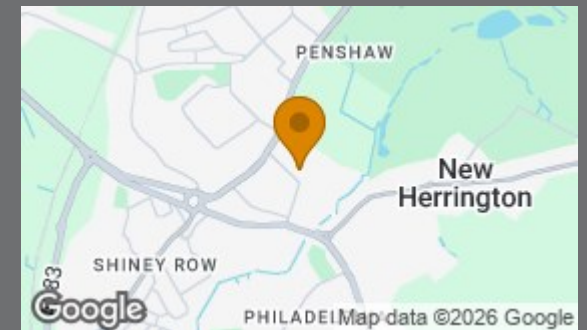
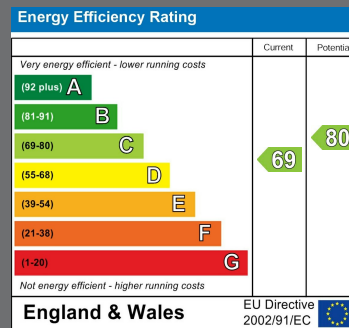
Attractive compressed concrete driveway suitable for parking at least 2 vehicles with further on street parking.

The property benefits from a fully landscaped south west facing rear garden which is completely low maintenance and benefits from an extended paved patio, gravel raised borders and raised decking for a lovely low maintenance sun trap rear garden.



Local Authority  
Sunderland

Council Tax Band  
D



**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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