

Woodham Drive  
Ryhope  
Sunderland  
SR2 0FB





good life   
sales & lettings



# Woodham Drive

## Asking Price £275,000

### INTRODUCTION

ATTRACTIVE 4 BEDROOM DETACHED HOME - DETACHED GARAGE & DOUBLE DRIVEWAY TO REAR - SOUTH FACING REAR GARDEN - VERY WELL PRESENTED INTERNALLY - LARGE KITCHEN DINING ROOM & DOORS ONTO PATIO/GARDEN - 2 SEPARATE LIVING ROOMS - EN SUITE TO MASTER BEDROOM - SEPARATE UTILITY - RECENT FULLY RENOVATED BATHROOM ...

### ENTRANCE HALL

Entrance via GRP double-glazed door. Laminate wood-effect flooring, radiator. 2 doors leading off to separate lounges and 1 door to dining kitchen.

### LOUNGE

13'1 x 10'9

Good size lounge.

Laminate wood-effect flooring, front facing white uPVC double-glazed window and radiator, decorative fireplace with illuminated style electric fire.

### RECEPTION ROOM 2

10'8 x 9'9

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a great reception room or would make a good TV room or playroom or working from home office.

### DINING KITCHEN

20'4 x 9'5

Lovely open plan room to the rear of the house.

Laminate wood-effect flooring running throughout, large double radiator, rear facing white uPVC double-glazed window with views over garden and uPVC double-glazed patio doors leading out to rear patio and garden. The southern aspect makes this a very light and sunny room and there is sufficient space for a dining table and chairs at one end. The kitchen comprises a range of wall and floor units in a cream finish with wood effect laminate work surfaces, integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish, integrated dishwasher, integrated fridge/freezer, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap situated below the window and door leading off to a separate utility room.

### UTILITY ROOM

6'0 x 5'1

Vinyl wood-effect flooring, radiator. Matching floor unit with matching laminate wood-effect work surface, space and plumbing for a washing machine and dryer beneath, wall mounted combi boiler, electric consumer unit. GRP double-glazed door leading out, door leading off to downstairs WC.

### W C

5'1 x 2'11

Vinyl wood-effect flooring, radiator, toilet with low level cistern, hand basin with chrome taps. Extractor fan.

### FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, large built in cupboard providing useful storage, loft hatch with pull down ladder where the loft has been mostly bordered to create lots of additional storage space for a busy home. 5 doors leading off, 1 to bathroom and 4 to bedrooms.

## BATHROOM

8'1 x 6'3

Recently renovated, the bathroom is a lovely modern space with slate effect laminate flooring, towel heater style radiator. Toilet built into vanity unit with concealed cistern and push button flush, sink with chrome tap, p-shaped bath with glass shower screen over and chrome tap, with separate shower fed from the main hot water system comprising fixed overhead shower and separate hand held shower. The walls are finished in a very stylish marble style tile with recessed lights to ceiling, extractor fan, rear facing white uPVC double-glazed window with privacy glass.

## MASTER BEDROOM

11'4 x 10'9

Double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window with pleasant views. Door leading off to en-suite.

## EN-SUITE

6'4 x 6'3

Measurements taken into shower cubicle.

Slate effect laminate flooring, white toilet with low level cistern, white sink with chrome taps, shower cubicle with shower fed from the main hot water system, finished in a white ceramic tile internally. Radiator, rear facing white uPVC double-glazed window with privacy glass, extractor fan.

## BEDROOM 2

11'7 x 8'2

Carpet flooring, radiator, front facing white uPVC double-glazed window, there are some sea views between the roof tops of neighbouring houses. This is a double bedroom.

## BEDROOM 3

9'9 x 9'3

Carpet flooring, radiator, front facing white uPVC double-glazed window, again, some sea views between neighbouring roof tops. This is a double bedroom.

## BEDROOM 4

8'2 x 7'8

Large enough to accommodate a double bed but would be classed as a decent size single or would make fabulous home office, it is currently a dressing room with wardrobes either side which can be removed.

Front facing white uPVC double-glazed window, carpet flooring, radiator.

## GARAGE

17'6 x 8'10

Manual up and over garage door, electric sockets and lighting, access around the rear of the property. Pedestrian door with steps leading down to the garden. Double driveway which is dedicated to the garage but ample on street parking.

## EXTERNALLY

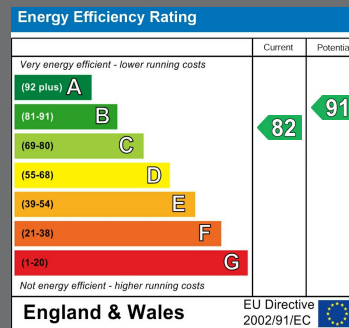
The property is set back on a lovely position with greenery to the front on Woodham Drive, pathway leading to front door.

The property benefits from a south facing rear garden, area with potential to lay to lawn, raised borders with railway sleepers and lovely extended paved patio area which is positioned to take full advantage of the sunny aspect. Outside tap and access down the side of the property to the front.



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



## Contact

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