

Aylesbury Drive  
The Downs  
Sunderland  
SR3 2XT





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## Aylesbury Drive

# Offers In The Region Of £255,000

### INTRODUCTION

GREATLY EXTENDED 4 BED SEMI-DETACHED HOME - LARGER THAN STANDARD GARAGE - CONSERVATORY TO REAR - IMPRESSIVE KITCHEN/DINING ROOM TO REAR - MASTER BEDROOM WITH DRESSING AREA & EN SUITE - LOW MAINTENANCE REAR GARDEN - SOUGHT AFTER DEVELOPMENT - LEASEHOLD 66 years remaining

### ENTRANCE HALL

Entrance via GRP double-glazed door. Tiled flooring, double radiator, front facing white uPVC double-glazed window, built in cupboard providing useful storage, carpeted stairs to first floor landing, Door leading off to lounge, door leading off to second lounge/TV/play room.

### SECOND LOUNGE

14'2 x 7'10

Carpet flooring, double radiator, front facing white uPVC double-glazed window. This is a very useful room with versatile use depending on the needs of the new owners.

### LOUNGE

14'0 x 12'6

Tiled flooring, radiator, front facing white uPVC double-glazed window. Media style wall/chimney breast with space for flat screen TV, built in cupboard providing storage, door leading off to dining kitchen.

### DINING KITCHEN

24'7 x 15'4

The room is L-shaped and measurements taken at widest points.

Superb rear space with natural dining space, recessed lights to ceiling, 2 sets of radiators. Fitted kitchen with a range of wall and floor units in a white high gloss finish with complementary laminate work surface. Circular dual stainless steel sink with Monobloc tap situated beneath uPVC double-glazed window which over looks the garden, double electric oven, 5 ring gas hob, stainless steel splash back and feature extractor chimney, space for American style fridge/freezer. Built in cupboard housing the Worcester Bosch combi boiler. White uPVC double-glazed doors lead directly out to rear garden, folding door leads into conservatory, door leading off to utility room.

### CONSERVATORY

9'9 x 9'5

Carpet flooring, double radiator, white uPVC double-glazed window and opaque poly carbonate roof with views over the garden, white uPVC double-glazed doors lead directly onto the garden.

### UTILITY ROOM

4'7 x 4'7

Tiled flooring, rear facing white uPVC double-glazed window, under bench space for washing machine and dryer, integral door leading to the garage, door leading off to WC.

### W C

4'7 x 2'10

Continuation of the tiled flooring from utility, radiator, toilet with low level cistern, sink with chrome tap with storage beneath, recessed lights to ceiling, rear facing white uPVC double-glazed window with privacy glass.

### FIRST FLOOR LANDING

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



## BATHROOM

6'9 x 6'1

Travertine floor and wall tiles, built in bath with chrome taps, wall mounted sink with chrome taps, toilet with concealed cistern and push button flush. Chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass, recessed lights to ceiling.

## BEDROOM 1

17'7 x 7'9

Carpet flooring, radiator, front facing white uPVC double-glazed window. Loft hatch, open doorway leading through to dressing room.

## DRESSING ROOM

7'10 x 5'10

Lovely dressing room space which sits between the master bed and en suite providing a good degree of storage and hanging space. Side facing white uPVC double-glazed window. Open doorway leading to en-suite.

## EN-SUITE

7'1 x 5'9

Quartz tile flooring, uPVC panelling to the walls, white toilet with concealed cistern and push button flush, sink with chrome tap and drawer unit beneath, walk in shower cubicle with fixed glass shower screen and shower fed from the main combi boiler system comprising fixed overhead shower and separate hand held shower. Chrome towel heater style radiator, rear facing white uPVC double-glazed window. Recessed lights to ceiling.

## BEDROOM 2

11'9 x 9'0

Also a double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in cupboard providing useful additional storage.

## BEDROOM 3

10'4 x 8'6

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a double bedroom with built in cupboard providing additional storage.

## BEDROOM 4

8'0 x 6'7

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted open wardrobes with hanging and storage space. This room is utilised as a dressing room but is big enough to accommodate a home office or single bed if the fitted wardrobes were removed.

## GARAGE

15'2 x 8'6

Roller shutter garage door, electric sockets and lighting, integral door leading into utility.

## EXTERNALLY

Lawn front garden with driveway suitable for parking at least 1 vehicle leading to attached garage.

The property benefits from a mostly low maintenance rear garden with artificial grass, perimeter fencing and enjoys a sunny aspect at various parts of the day.



Local Authority  
Sunderland

Council Tax Band  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**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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