

Nursery Road Elstob Farm Sunderland SR3 1NT



**NURSERY ROAD
SILKSWORTH - SR3**

A superb 3 bed semi in a very popular residential location with extended family room to rear & bi-fold. The thoughtfully designed rear garden offers year round enjoyment - a superb example!

- 3 BEDROOM EXTENDED SEMI
- REAR EXTENSION WITH LANTERN ROOF
- SUPERB LANDSCAPED REAR GARDEN
- MULTI CAR DRIVEWAY
- DETACHED GARAGE

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Nursery Road

Asking Price £250,000

INTRODUCTION

A superb extended and fully refurbished three-bedroom semi-detached home occupying a sought-after position on Nursery Road. The exceptional interior includes a stylish lounge, separate dining area and a fabulous rear family-room extension with lantern roof and bifold doors. Outside, considerable investment has created a beautifully landscaped garden with an impressive pergola providing year-round entertaining space. A multi-car driveway and substantial garage with remote-controlled door further enhance this impressive home. Sure to demand significant interest.

ENTRANCE HALL

Entered through a GRP double-glazed door into an impressive hallway featuring a designer-style vertical radiator and a stylish staircase with glass inserts. A white UPVC double-glazed side window incorporates fitted blinds. Doors lead to the kitchen and lounge.

KITCHEN

11'4 x 9'1

Maximum measurements.

Featuring granite tiled flooring, recessed ceiling lighting and a white UPVC double-glazed window looking into the rear extension. A white UPVC double-glazed side door provides direct access to the driveway. A built-in cupboard has been fitted with shelving to create useful larder storage. The contemporary kitchen comprises white high-gloss wall and floor cabinets with quartz/granite work surfaces and stylish splashbacks. A resin-style bowl-and-a-half sink incorporates a single drainer and flexible mixer tap. Integrated appliances include an electric oven, microwave, under-counter refrigerator, under-counter freezer, dishwasher and washing machine. A four-ring ceramic hob is complemented by a designer-style extractor hood.

A pull-down under-bench television and DVD system is also included.

LOUNGE

13'8 x 11'7

A stylish reception room featuring tiled flooring, vertical column radiator and a white UPVC double-glazed part-bay window with fitted blinds overlooking the front. The chimney breast incorporates a built-in fire and fittings for a wall-mounted television. The lounge is partially open-plan to the separate dining room.

DINING ROOM

11'5 x 9'2

Featuring continuation of the tiled flooring from the lounge and a vertical column-style radiator. UPVC bi-fold doors open directly into the extended family room.

EXTENDED FAMILY ROOM

16'0 x 8'8

A fabulous extension stretching across the rear of the property and providing an impressive additional living and entertaining space.

The room features a large lantern-style UPVC double-glazed roof, two white UPVC double-glazed windows with fitted blinds and patio doors opening onto the rear garden. Bifold doors connect the room with the dining area, allowing the two spaces to be combined when required.

FIRST FLOOR LANDING

The stylish staircase with glass inserts rises to the landing, which features a white UPVC double-glazed side window with fitted blinds and loft access. Doors lead to three bedrooms and the family bathroom.

BEDROOM 1

14'5 x 8'5

A double bedroom with carpet flooring, stylish radiator and white UPVC double-glazed part-bay window with fitted blinds overlooking the front. Professionally installed wardrobes with mirrored sliding doors extend along one wall.

BEDROOM 2

11'6 x 11'2

A second double bedroom featuring carpet flooring, stylish radiator and white UPVC double-glazed rear window with fitted blinds. Professionally installed wardrobes with mirrored sliding doors extend along one wall.

BEDROOM 3

9'0 x 7'8

Designed as a third bedroom and currently used as a television room/snug.

Features include carpet flooring, stylish radiator and white UPVC double-glazed front window with fitted blinds. Illuminated fitted shelving and a built-in media wall provide space for a flat-screen television. Concealed cupboards. Combi boiler

FAMILY BATHROOM

8'3 x 7'0

A generous family bathroom featuring tiled flooring, complementary wall tiling and two white UPVC double-glazed windows with privacy glass to the rear and side. The suite comprises a toilet with low-level cistern, wall-mounted washbasin with chrome tap and a P-shaped bath with curved glass screen, chrome taps and shower supplied from the main hot-water system. Built-in cupboards provide useful storage. A flat-panel vertical radiator with mirrored insert adds a stylish designer touch, while recessed ceiling lighting completes the room.

GARAGE

23'1 x 9'4

Approximate.

A larger single garage with remote-controlled roller shutter door, electrical sockets and lighting. A UPVC door at the rear provides direct access to the garden.

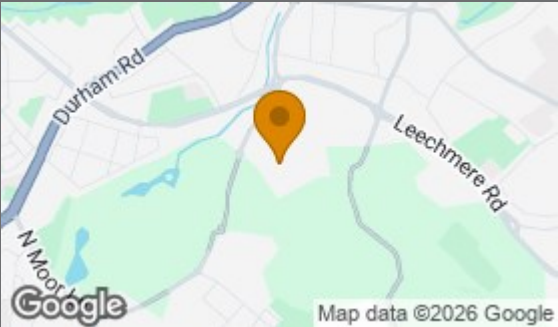
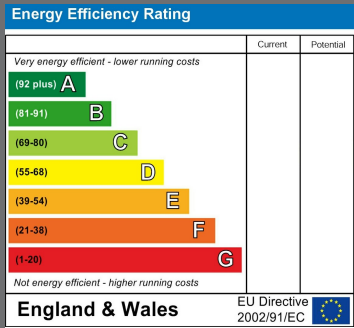
EXTERNALLY

A substantial pattern-imprinted concrete driveway provides multi-car parking and continues along the side of the property to the garage.



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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