

Beechbrooke

Ryhope
Sunderland
SR2 0NZ



good life 
sales & lettings

Beechbrooke

£450,000

INTRODUCTION

RECENTLY RENOVATED 5 DOUBLE BED DETACHED HOME - GENUINE DOUBLE GARAGE (+Plus) WITH MULTI CAR DRIVEWAY - STUNNING EXTENSION TO GROUND & FIRST FLOOR - MASTER BEDROOM WITH FULL BATHROOM LEADING OFF - 2ND BEDROOM WITH EN SUITE - FABULOUS REAR LANDSCAPED GARDEN & PATIO - QUALITY DESIGNER KITCHEN WITH ISLAND & QUARTZ - QUALITY BATHROOMS INCL BURLINGTON PORCELAIN - BAR/FAMILY/ENTERTAINMENT EXTENSION WITH LANTERN ROOF - SEPARATE HOME OFFICE ...

ENTRANCE HALL

Entrance via GRP double-glazed door. LVT flooring which runs throughout most of the ground floor, vertical designer style radiator, impressive glass staircase. Door leading off to WC, double doors leading off to lounge/kitchen, door leading off to lounge/dining/family room.

W C

LVT flooring, column radiator, hand basin with chrome tap built into curved vanity unit, toilet with high level cistern. Extractor fan.

LOUNGE/DINING ROOM

LVT flooring continued from the entrance hall, front facing white uPVC double-glazed window with built-in shutters, recessed lights to ceiling, large column radiator in a black finish. Feature wall with recessed glass shelving and lighting. Open plan to family room extension.

FAMILY ROOM EXTENSION

Superb extension with large lantern roof, stylish flooring, 4 uPVC double-glazed windows overlooking patio and garden to the rear, white uPVC double-glazed door looking out and leading out to the rear, double white uPVC doors leading directly into the lounge/kitchen. The current owners have created a stylish bar facility in this room, which one would imagine would get lots of use on social occasions when friends come round.

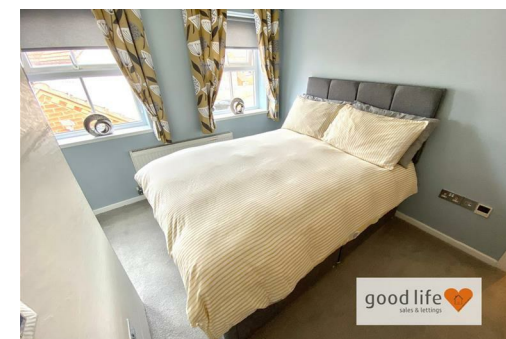
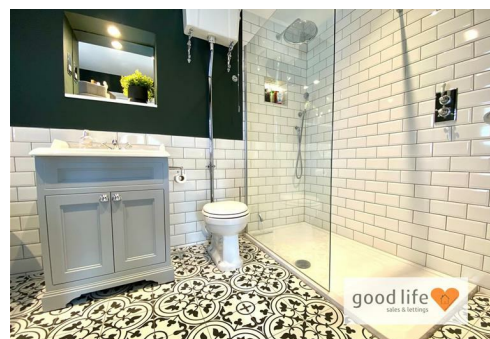
OFFICE

Measurements taken at widest points.

White uPVC double-glazed door leading in. Carpet flooring, built-in desk, electric sockets and recessed lights, white uPVC double-glazed window with privacy glass and open top window. This would make a superb home office for those working from home and requiring privacy.

LOUNGE

Part of a huge extension to the original property, this is very impressive space which combines living area centred around brick chimney breast with large log burning stove and media wall containing built-in Sonos sound system/speaker. Recessed lights to ceiling, 3 sets of black vertical designer style radiators providing heat to the space. Fabulous designer style fitted kitchen with a range of full height and base units in a shaker style with contrasting colours and quality work surfaces and matching up stands. The matching central island provides a stylish breakfast bar and boasts 4 ring ceramic hob with built in extraction. Built-in book shelf and ample storage beneath. Inset granite composite style dual sink, integrated waste disposal cabinet, integrated dishwasher, integrated double electric oven, integrated full height freezer and integrated full height fridge. Large walk-in larder unit with motion sensor lights providing ample food storage. White uPVC double-glazed window with fitted shutters is front facing and a huge almost 22ft wide double-glazed sliding doors open out onto the impressive rear patio which brings the outside in on warm days and social occasions. This is impressive space by any standard and extends to almost 700 sq ft in its own right.



Local Authority
Sunderland

Council Tax Band
F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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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