

Tollerton Drive
Fulford Park
Sunderland
SR5 3DG





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Tollerton Drive

Offers In The Region Of £330,000

INTRODUCTION

4 BEDROOM DETACHED HOME - FANTASTIC COMMUTER LOCATION - EN-SUITE TO MASTER BEDROOM - SUPERB, QUALITY, KITCHEN & BATHROOMS - STUNNING LEISURE/BAR COMPLEX TO REAR - OPTION FOR LARGE HOME OFFICE - LARGE GARDEN PLOT - BESPOKE SECURE WORKSHOP ALSO TO REAR - FABULOUS UNIQUE HOME ...

ENTRANCE PORCH

Entrance via GRP double-glazed door. Tiled flooring, white uPVC double-glazed windows, GRP double-glazed door leading into entrance hall.

ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor landing with motion sensor light, radiator, smoke alarm. Stylish door leading off directly to reception room 1.

LOUNGE

16'0 x 12'4

Lovely size lounge.

Carpet flooring, front facing white uPVC double-glazed bay window, 2 double radiators, impressive feature chimney breast with slatted feature finish and electric log burning effect stove situated within. Quality double doors leading to kitchen/dining room.

DINING KITCHEN

18'10 x 10'0

Lovely large kitchen/dining room positioned at the rear of the property. Laminate tile effect flooring running through, 2 double radiators, white uPVC double-glazed window overlooking the garden and white uPVC double-glazed patio doors leading out to rear black patio and rear garden. Acoustic slatted wall panelling to 1 wall providing a lovely feature, recessed lights to ceiling. Range of wall and floor units in a quality oak finish with black granite work surfaces with integrated appliances, double electric oven, 4 ring gas hob, designer style feature extractor chimney, tall larder cupboard, under bench integrated fridge, inset stainless steel sink with Monobloc tap. Door leading off to utility area.

UTILITY ROOM

Floor and wall units matching the kitchen with granite work surface, space and plumbing for a washing machine, radiator, rear facing white uPVC double-glazed window, side facing GRP double-glazed door with built in blind, integral door leading into garage/additional utility area, door leading off to WC.

W C

4'1 x 2'8

Tiled flooring, hand basin built into vanity unit with chrome tap, toilet with concealed cistern and push button flush, built in cupboard, radiator, side facing white uPVC double-glazed window with privacy glass, recessed lights to ceiling.

ADDITIONAL UTILITY SPACE

11'10 x 5'7

Converted from the rear of the garage.

This operates as a very well organised additional utility area with kitchen storage cupboards, work surface, space for a tall fridge/freezer, vinyl tile effect flooring, internal door leading into garage.

FIRST FLOOR LANDING

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

BATHROOM

6'7 x 5'5

A lovely well appointed bathroom.

Stylish tile choices to the floor and walls, quality bathroom suite comprising toilet with concealed cistern and push button flush built into a vanity unit with storage beneath, tasteful sink with chrome tap, bath with panel, folding glass shower screen over and shower fed from main combi boiler system, plus separate chrome bath taps and showerhead attachment, tall white towel heater style radiator, white uPVC double-glazed window with privacy glass. Recessed lights to ceiling and extractor fan.

BEDROOM 1

11'10 x 10'3

Lovely double bedroom.

Carpet flooring, white uPVC double-glazed bay window, radiator, 2 double built in wardrobes, additional radiator. Door leading off to en-suite.

EN-SUITE

7'6 x 3'0

Tiled flooring, chrome towel heater style radiator, side facing white uPVC double-glazed window with privacy glass, toilet with concealed cistern and push button flush, sink built into vanity unit with chrome tap, single shower cubicle with folding glass doors and shower fed from hot main hot water system. The walls and floor are finished in a stylish tile. Recessed lights to ceiling.

BEDROOM 3

8'11 x 8'9

Double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Double fitted wardrobes.

BEDROOM 2

10'8 x 9'0

Also a double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Double fitted wardrobes to 1 wall with built in shelving.

BEDROOM 4

9'0 x 8'8

Also a double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window. 2 sets of fitted wardrobes providing a good degree of storage and hanging space.

EXTERNALLY

Multi-car block paved driveway leading to an attached garage, access down the side of the property to the rear.


The property benefits from a very large rear/corner garden plot which enjoys sunshine at various parts of the day. Stone and breezeblock work shop built within the garden measuring approx. 11'10 x 8'8 with electric sockets and lighting and GRP double-glazed front door with secure access providing a wonderful space for a storage or work shop/hobbies room. Extensive lawn and mature conifer hedging providing a good degree of privacy, access down the side, large block paved patio with outside tap.

The outstanding feature of the rear garden is the most amazing quality timber built garden room/home office/social space which has been created by the owner and comprises of a building of approx. 27'0 in length split into a fabulous leisure room which the current owner has a pool table, TV etc etc and an open area which the current owner has a fabulous bar with a large extended decked terrace which is large enough to accommodate sofas and bar table. Stone built pizza oven and BBQ to add to the wonderful facilities this property has in the back garden. If this facility had to be built from scratch we estimate the current cost be in the region of £20,000/£30,000. This is truly a wonderful feature which has to be seen to be appreciated.



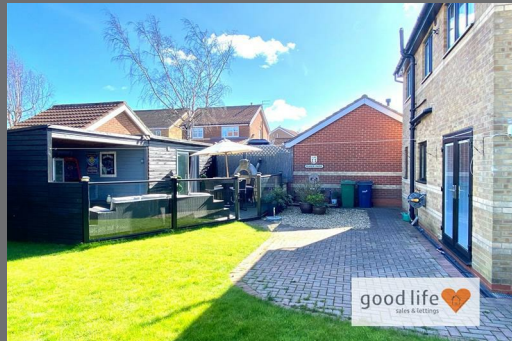
Local Authority
Sunderland

Council Tax Band
D

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



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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