

Greenchapel Way
Potters Hill
Sunderland
SR3 2GD



good life 
sales & lettings

Greenchapel Way

£450,000

INTRODUCTION

FORMER SHOW HOUSE WITH HOST OF EXPENSIVE UPGRADES - 5 BEDROOMS DETACHED (2 BEDS WITH EN SUITE) - FAMILY BATHROOM WITH BATH AND SEPARATE SHOWER - GORGEOUS MASTER BEDROOM WITH JULIET BALCONIES & SPACIOUS EN SUITE - TERRIFIC OPEN PLAN REAR WITH FAMILY/DINING/KITCHEN ZONES & HIDDEN MIRROR TV - PROFESSIONALLY LANDSCAPED REAR GARDENS - MULTI CAR DRIVEWAY & REVERSIBLE GARAGE CONVERSION INTO OFFICE/CINEMA ROOM WITH ACCESS FROM ENTRANCE HALL - POTENTIAL TO BUY WITH FURNITURE - GREAT COMMUTER LOCATION CLOSE TO A10/A690 & DOXFORD INTERNATIONAL

ENTRANCE HALL

Entrance via GRP door. Carpet flooring to the immediate entrance then tasteful laminate wood-effect flooring to the remainder, door leading off to converted garage/office, carpeted stairs to first floor landing, under stairs cupboards providing storage. Doors leading off to WC, family dining kitchen, lounge. Alarm key pad.

CONVERTED OFFICE

Measurements taken at widest points.

LVT wood-effect flooring, 2 wall mounted electric radiators, recessed lights to ceiling, built-in cupboards providing useful additional storage. The current owners opted to retain what was formally the office for the developer to create a terrific working from home space (as can be seen from the photos) and have created a large home office with TV room and lounge area. The office is accessed directly from the entrance hall.

W C

Laminate wood-effect flooring, radiator, stylish basin with chrome tap built into a quality vanity unit with storage beneath, toilet with low level cistern. Extractor fan, recessed lights to ceiling.

LOUNGE

Lovely formal lounge with walk-in bay window and uPVC double-glazed window front and side facing for maximum light. Radiator, carpet flooring, media wall with LED electric fires and bespoke units beneath stretching almost the full length of the room providing useful additional storage. Stylish light fitting, double doors leading out to family dining kitchen.

FAMILY DINING KITCHEN

Stunning room running the full width of the house to the rear with laminate wood-effect flooring, radiator, 2 sets of uPVC double-glazed doors leading out to rear patio and garden. Quality fitted kitchen with quartz work surfaces, inset stainless steel sink with bowl and a half and matching tap. Integrated dishwasher, integrated double electric oven, integrated microwave, integrated fridge/freezer, 4 ring induction hob with glass splash back and integral extractor. Built-in wine cooler and stylish breakfast bar. White uPVC double-glazed window situated above the sink lovely views over the garden.

This amazing room offers a wonderful life style opportunity for the new owners with ample room for a sofa to one side, central dining table and a fabulous kitchen. A completely mirrored wall to the family room side of this terrific space conceals a LCD screen which sits behind the mirrored façade. Double doors leading back out to lounge, door leading off to utility.

UTILITY ROOM

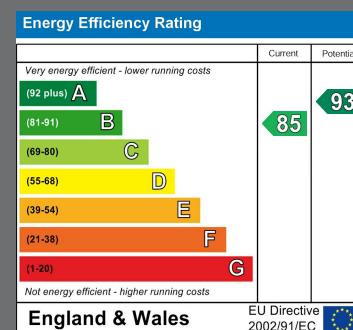
Continuation of laminate wood-effect flooring, full range of wall and floor units providing lots of additional storage. Integrated washing machine, radiator, double-glazed door leading to the side of the property.



Local Authority

Council Tax Band

E



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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