

Woburn Drive  
Sunderland  
SR3 2EW



# Woburn Drive

£176,950

## INTRODUCTION

SHOW HOME STANDARD 2 DOUBLE BED SEMI - COMPLETE & THOROUGH REFURBISHMENT THROUGHOUT - DESIRABLE BROADWAY GRANGE DEVELOPMENT - DOUBLE DRIVE LEADING TO GENEROUS GARAGE - LANDSCAPED REAR GARDEN - STUNNING READY TO MOVE INTO HOME - NO COMPROMISE STANDARD INCL DESIGNER WREN KITCHEN - QUALITY APPLIANCES - FREEHOLD ...

## ENTRANCE PORCH

Entrance via GRP double-glazed door. Laminate wood-effect flooring, side facing white uPVC double-glazed window. Door leading into lounge.

## LOUNGE

A generously proportioned lounge with recently laid quality carpet flooring, double and single radiator, open plan staircase leading to first floor Landing, white uPVC double-glazed window with front facing pleasant views, wall mounted thermostat. Door leading off to dining kitchen.

## DINING KITCHEN

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window, white uPVC double-glazed door leading out to rear patio and garden. Recently installed Wren quality kitchen in a light grey finish with wood-effect work surfaces and stylish handles. Ceramic sink with bowl and a half and stylish Monobloc tap. Integrated fridge, integrated freezer, integrated electric Bosch oven and matching 4 ring Bosch gas hob, feature extractor chimney with glass splash back, space and plumbing for a washing machine, large larder and storage cupboard built into the thoughtful design. Recently replaced combination boiler hidden within the matching kitchen unit. Adequate space within the kitchen for a dining table and chairs as can be seen in the photos.

## FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, 3 doors leading off 2 to bedrooms and 1 to bathroom.

## BEDROOM 1

Measurements do not include the depth of the fitted wardrobes which would add another 2ft approx. onto the size of the room.

Carpet flooring, radiator, rear facing white uPVC double-glazed window with pleasant views. Fitted wardrobes to 1 wall with sliding mirrored doors providing a good degree of storage and hanging space. This is a good size bedroom.

## BATHROOM

Generously proportioned bathroom.

Laminate tile-effect flooring, radiator, extractor fan, electric shaving point. Quality bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome tap, folding glass shower screen over and separate shower fed from the main Combi boiler comprising; fixed overhead shower and separate hand held shower. The wall around the bath and shower area is finished in a stylish uPVC cladding with stylish chrome detail. This is a lovely bathroom by any standard.

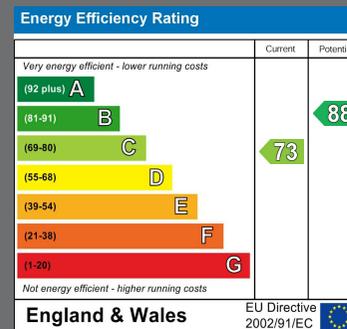
## BEDROOM 2

Quality carpet flooring, radiator, front facing white uPVC double-glazed window with elevated views. Built-in wardrobe with plenty of hanging and storage space and additional built-in cupboard which has been crafted to accommodate shelving and also provide additional useful space. This bedroom is also a double bedroom.



Local Authority  
Sunderland

Council Tax Band  
B



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



## Contact

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