

Ruswarp Drive  
Doxford  
Sunderland  
SR3 2PH



# Ruswarp Drive

## £795 PCM

### INTRODUCTION

AVAILABLE FROM 1ST OCTOBER 2026 -TO LET UNFURNISHED - LOVELY 2 DOUBLE BEDROOM DETACHED BUNGALOW ON SOUGHT AFTER DEVELOPMENT.

### ENTRANCE HALL

Entrance via double-glazed door. Carpet flooring, partially-glazed internal door leading into. Single radiator, built-in cupboard housing the hot water cylinder and alarm key pad. 5 doors leading off, 2 to bedrooms, 1 to bathroom, 1 to kitchen and 1 to lounge.

### LOUNGE

Measurements taken at widest points and into bay.

Carpet flooring, single and double radiator, front facing white uPVC double-glazed bay window with pleasant views.

### BATHROOM

Wet room style vinyl flooring with built-in drain, single radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, electric shower. The walls are fully tiled around the shower area, extractor fan. This is a wet room style bathroom with walk-in shower.

### BEDROOM 1

Carpet flooring, single radiator, white uPVC double-glazed window facing out into conservatory. Fitted wardrobes to 2 walls with matching drawers providing extensive storage and hanging facilities

### BEDROOM 2

Carpet flooring, single radiator, front facing white uPVC double-glazed window. Built-in wardrobes to 2 walls providing a good degree of storage and hanging space.

### KITCHEN

Vinyl flooring, single radiator, white uPVC double-glazed window and white uPVC double-glazed door leading out to conservatory. Fitted kitchen with a range of wall and floor units in a white finish with complementary laminate work surface. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space for electric and gas cooker, space under bench fridge and freezer.

### CONSERVATORY

Carpet flooring, large and single radiators, white uPVC double-glazed windows with 2 sets of patio doors leading out to rear patio and garden. The conservatory is a fantastic facility which stretches virtually the full width of the house to the rear and also includes an integral door leading into the garage.

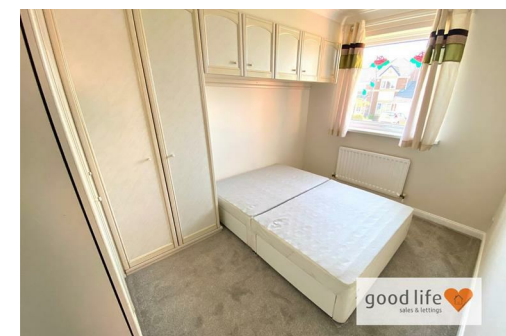
### GARAGE

Electric remote control garage door, electric lighting and sockets. Wall mounted central heating boiler. Integral door leading into kitchen.

### EXTERNALLY

Block paved driveway suitable for parking up to 3 vehicles leading to a garage with remote control roller shutter door. Well maintained front garden.

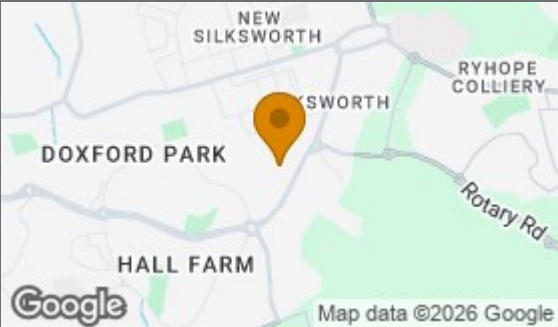
The property benefits from being on a lovely rear garden plot with paved patio area and retaining walls providing multi levels to the garden with archway leading to lawn. Perimeter fencing providing a degree of privacy and the property benefits from a sunny aspect. A real stunning feature of this stunning home.



Local Authority

Council Tax Band  
C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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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