



## Charter Drive, East Herrington, Sunderland

**£247,500**

**CONSIDERABLY EXTENDED 4 BEDROOM SEMI-DETACHED HOME**

**CLOSE TO EAST HERRINGTON PRIMARY SCHOOL**

**GENEROUS PLOT WITH GREAT ASPECT TO REAR**

**SOUGHT AFTER LOCATION**

**EPC RATING (to follow)**

**POTENTIAL TO CREATE OPEN PLAN REAR BY COMBING DINING/KITCHEN/UTILITY (subject to any building regulation requirements)**

CONSIDERABLY EXTENDED 4 BEDROOM SEMI-DETACHED HOME - SOUGHT AFTER LOCATION - CLOSE TO EAST HERRINGTON PRIMARY SCHOOL - GENEROUS PLOT WITH GREAT ASPECT TO REAR - POTENTIAL TO CREATE OPEN PLAN REAR BY COMBINING DINING/KITCHEN/UTILITY (subject to any building regulation requirements) - WONDERFUL OPPORTUNITY FOR SOMEONE TO ACQUIRE AN EXTENDED HOME WITHOUT HAVING TO GO THROUGH THE INCONVENIENCE AND COST OF DOING IT THEMSELVES ... Good Life Homes are delighted to bring to the market a terrific opportunity for someone looking for a spacious 4 bedroom family home in sought after East Herrington. A family home for many years, the property benefits from a large two storey extension to the side and a small single storey rear extension adding lots of additional living space and four good size bedrooms. With the rising cost of materials and labour, extensions of this size and scope are becoming extremely expensive and in many cases it makes much more sense to buy a home with an extension already complete rather than build your own and feel this home would be a perfect candidate for this consideration. Briefly comprising; multi-vehicle driveway, garage, entrance hall, lounge, dining room, kitchen, utility room, 4 first floor bedrooms, bathroom with shower. The property is set well back from the road with a long driveway and generous front garden. To the rear, the property enjoys a generous garden plot with a sunny aspect. A wonderful opportunity for the new owners to create a terrific family home in a great location, viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis, which mean you won't pay us anything unless we sell your home!

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## ACCOMMODATION

### ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Carpet tile flooring, front facing white uPVC double-glazed window. Partially-glazed door leading into entrance hall.

### ENTRANCE HALL

Carpet flooring, double radiator, carpeted stairs to first floor landing, understairs cupboard which has electric meter and modern consumer unit. Door leading off to lounge, door leading off to the kitchen.

### LOUNGE 13' 8" x 12' 0" (4.16m x 3.65m)

A lovely size lounge with carpet flooring, double radiator, front facing white uPVC double-glazed bay window with really quite pleasant views to the front over the garden. 2 sets of double doors leading through into dining room.

### DINING ROOM 17' 0" x 11' 10" (5.18m x 3.60m)

Measurements taken at the widest points, the room is L-shaped. Forming part of an extension to the original property. The dining room could be used as a formal dining room with table and chairs and the rear end is a pleasant extension with virtually floor to ceiling windows and sliding doors providing a lovely, seated area overlooking the rear garden. The doors comprise; 2 fixed aluminium panes with 2 double-glazed sliding aluminium doors, additional side facing white uPVC double-glazed window. The dining room shares a wall adjacent to the kitchen in which there is a serving hatch allowing direct access from the kitchen into the dining room for hot foods, which was once a very trendy feature to have.

### KITCHEN 10' 10" x 9' 5" (3.30m x 2.87m)

Vinyl tile-effect flooring, radiator, rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a light effect finish with contrasting laminate work surfaces. Integrated double electric oven, under bench space for fridge, plumbing for dishwasher, integrated 4 ring gas hob and stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space in the kitchen for a small table and chairs, partially-glazed door leads to through to the utility area which shares an adjacent wall.

### UTILITY AREA 10' 2" x 9' 1" (3.10m x 2.77m)

Providing the potential to expand the kitchen into, the utility space enjoys additional stainless steel sink with Monobloc tap, space and plumbing for a washing machine, rear facing white uPVC double-glazed window and door leading to the rear garden. Wall mounted modern Combi boiler, radiator, integral door leading to the garage, door leading off to the WC. Please note; if the utility and kitchen were combined it would create a kitchen approx. 19'6 x 10'3 which is quite enough to accommodate a large size kitchen table and chairs for those that may be considering this.



### WC 4' 6" x 2' 7" (1.37m x 0.79m)

Laminate wood-effect flooring, toilet with low level cistern, radiator, extractor fan.

### FIRST FLOOR LANDING

5 doors leading off, 4 to bedrooms and 1 to bathroom.

### BEDROOM 2 14' 6" x 9' 6" (4.42m x 2.89m)

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

### BEDROOM 3 10' 10" x 10' 4" (3.30m x 3.15m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes providing a good degree of storage and hanging space. This is a good size double bedroom.

### BEDROOM 4 10' 8" x 7' 4" (3.25m x 2.23m)

Large enough to accommodate a double bed, it would make a terrific home office or generous single bedroom. Carpet flooring, radiator, front facing white uPVC double-glazed bay window.

### PRINCIPAL BEDROOM 23' 3" x 9' 0" (7.08m x 2.74m)

Part of an extension to the original property and running from the front to rear. Carpet flooring, 2 radiators, 1 white uPVC double-glazed window, front and rear facing. The door leading into the principal bedroom is approx. central which means the principal bedroom could be split into 1 double and 1 large single bedroom, thus creating a 5 bedroom house if required. Sink vanity unit to the rear part. Door leading into the bathroom.

### BATHROOM 9' 1" x 7' 2" (2.77m x 2.18m)

Laminate slate-effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass, double shower cubicle with fixed glass shower screen and shower fed from the main hot water system. The area within the shower is finished in a tile-effect cladding which is continued in the remainder of the bathroom. Toilet with enclosed system and push button flush, sink built into vanity unit with chrome tap, illuminated mirror. Extractor fan. The bathroom/shower room benefits from Jack and Jill doors with 1 door leading into the principal bedroom and 1 door leading to first floor landing.

### EXTERNALLY

Long driveway with parking for at least 2 vehicles leading to attached garage. Well maintained front garden set back from the main road with nicely proportioned plot with well maintained lawn and shrubs.



