

Blenheim Close  
Doxford  
Sunderland  
SR3 2GH





# BLENHEIM CLOSE

## SR3

AN IMMACULATELY PRESENTED THREE BEDROOM

- ♥ 3 BEDROOM DETACHED
- ♥ EN SUITE TO MASTER BED
- ♥ SUPERB OPEN PLAN TO REAR
- ♥ DESIRABLE LOCATION

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## Blenheim Close

# Offers In The Region Of £265,000

### INTRODUCTION

3 BED DETACHED - EN SUITE TO MASTER BEDROOM - GARAGE & DRIVEWAY - LOVELY REAR GARDEN PLOT - FABULOUS OPEN PLAN REAR DINING KITCHEN - DOORS OUT TO PATIO/GARDEN - VERY DESIRABLE LOCATION - NO CHAIN ...

### ENTRANCE HALL

Entrance via GRP double-glazed door. Stylish LVT flooring, radiator, carpeted stairs to first floor landing, comms cupboard and also providing useful storage. 3 doors leading off, 1 to WC, 1 to dining kitchen and 1 to lounge.

### WC

5'0 x 2'9

Continuation of the LVT flooring into the WC from the entrance hall, radiator, toilet with low level cistern, hand basin with chrome tap. Stylish tile choices, extractor fan, recessed lights to ceiling.

### LOUNGE

16'0 x 10'2

Lovey size lounge.

Carpet flooring, 2 radiators, front facing white uPVC double-glazed window.

### DINING KITCHEN

17'3 x 13'6

Measurements taken at widest points.

One of the features which is noticeable in this particular style of property is the large open plan space at the rear of the property with quality fitted kitchen, with a range of wall and floor units in a grey high gloss finish with complementary laminate wood-effect work surfaces. Integrated electric oven, integrated induction hob with glass splash back and feature extractor chimney in stainless steel finish, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, integrated dishwasher, integrated fridge/freezer. Built in cupboard which houses the central heating boiler, white uPVC double-glazed window with views over the garden and white uPVC double-glazed doors in the dining area provides access to the rear patio and garden beyond, the patio doors also have fitted blinds. Double radiator provides heat to this wonderful space, stylish LVT flooring continued from the entrance hall, recessed lights to ceiling. This is a lovely room by any standard.

## FIRST FLOOR LANDING

Loft hatch, 2 built in cupboards proving useful storage, 4 doors leading off 3 to bedrooms and 1 to bathroom.

## BEDROOM 1

11'0 x 10'0

Double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Professionally installed fitted wardrobes to 1 wall with sliding doors and matching bedside drawers. Door leading off to en-suite.

## EN-SUITE

7'6 x 3'9

Stylish tile choices to walls and to approx. half height and full height in the shower cubicle. Double shower cubicle with sliding glass doors and shower fed from the main hot water system, toilet with concealed cistern and push button flush, sink with single pedestal and chrome tap, chrome towel heater style radiator.

## BATHROOM

6'7 x 5'7

Tiled flooring, matched wall tiles completed to approx. half height around toilet, sink and bath area. The bath benefits from chrome taps with showerhead attachment, toilet with concealed cistern and push button flush. Recessed lights to ceiling, front facing white uPVC double-glazed window with privacy glass, extractor fan.

## BEDROOM 2

10'8 x 8'7

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over the garden.

## BEDROOM 3

8'4 x 7'5

Good size single bedroom currently used as a dressing room.

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

Easily large enough to accommodate a good size single bed with accompanying furniture.

## GARAGE

Manual up and over garage door, electric sockets and lighting.

## EXTERNALLY

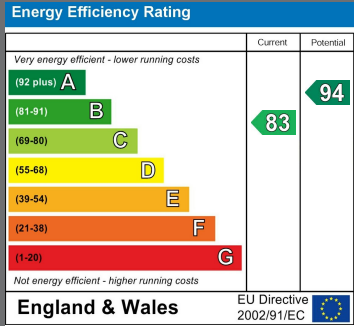
Block paved driveway suitable for parking at least 1 vehicle plus additional on street parking.

Lovely spacious plot with sunny aspect, mostly laid to lawn with patio immediately adjacent to the house, access down the side of the property to the front. Cold water tap and double external socket



Local Authority  
Sunderland

Council Tax Band  
C



**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



Good Life Homes - Sales  
46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF



## Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

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