



WALKERSXCHANGE

30 Primrose Drive, Sunnyside, NE16 5DA

4 Bedroom Detached House with Garage

Offers in the Region of £425,000



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Property Brochure & Particulars

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Summary Description

A breathtaking four-bedroom detached family home constructed to Avant Homes' exceptional standards, enhanced with numerous upgrades by the current owners. This property boasts one of the largest gardens in the estate, as well as a spacious garage. The accommodation briefly consists of: an entrance hall, living room, kitchen/diner, downstairs WC, four bedrooms, an ensuite, a family bathroom, and ample storage options throughout. Given the prime location, generous size, and impressive presentation, we anticipate significant interest and recommend scheduling an early viewing.





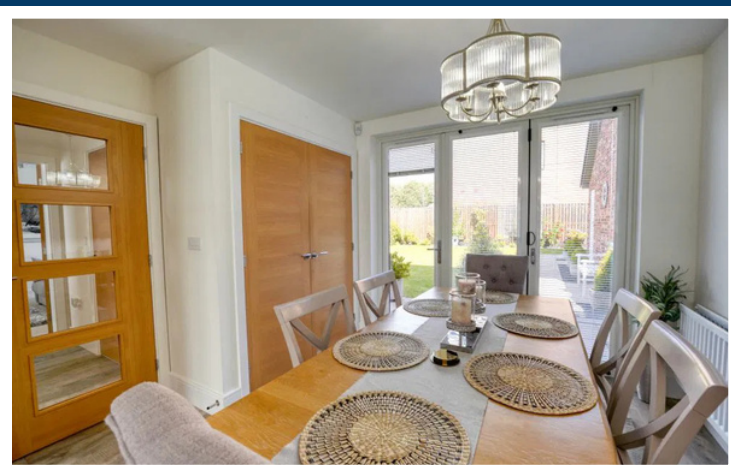
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Ground Floor

The property welcomes you into a stunning and inviting hallway that leads to the living room, kitchen/diner, and a spacious under stairs storage cupboard. The entrance exudes a bright and airy ambiance, featuring a galleried mid landing from the open stairwell, which adds a dramatic and visually striking touch.

The living room spans the entire length of the property, providing plenty of room for freestanding furniture. A window on one side and French doors on the other fill the space with light, making it the perfect spot to unwind in the evenings. An additional door leads to a rear passage that connects to the kitchen/diner, a downstairs WC, stairs to the first floor, and another under stairs storage cupboard.

In the kitchen, a beautiful kitchen/diner showcases a variety of modern wall and base units paired with contrasting worktops. This room is fully equipped with a selection of integrated appliances, including a fridge/freezer, electric oven, combination microwave, plate warmer, and dishwasher. Additionally, a large utility cupboard has been designed in a pantry style, complete with shelving and space for a washing machine. Next to the kitchen, a generously sized area offers ample space for a dining set, featuring bifold doors that open up to the rear garden. For added convenience, there is also a single door that can be opened separately. The downstairs WC has been thoughtfully designed with accessibility in mind, offering ample space, a floating washbasin, and full tiling for easy maintenance.



Living Room -

3.23m x 6.26m (10'7" x 20'6")

Kitchen/Diner -

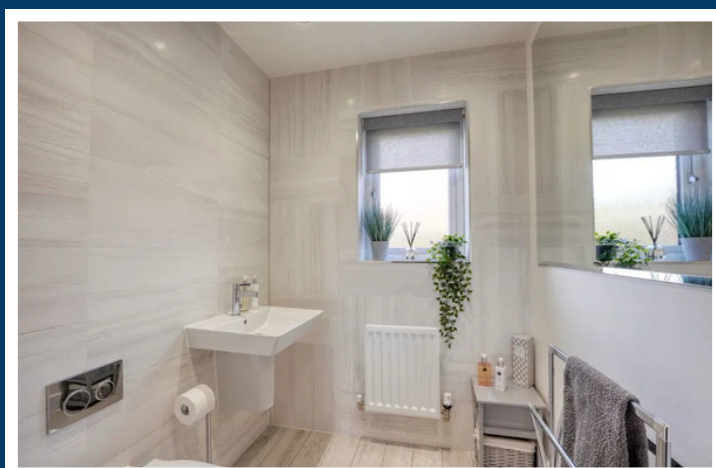
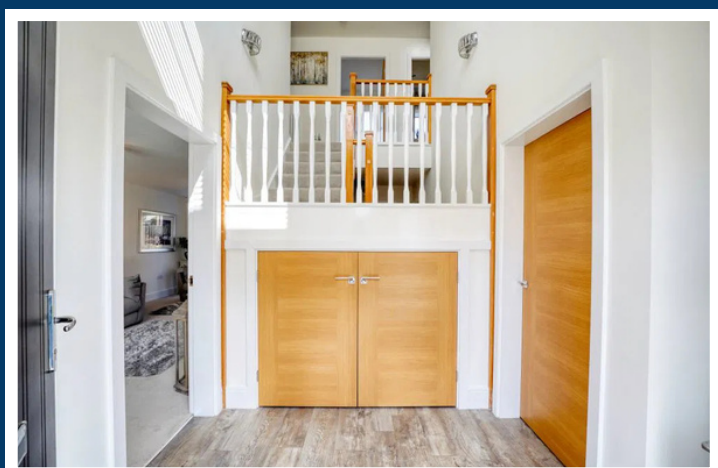
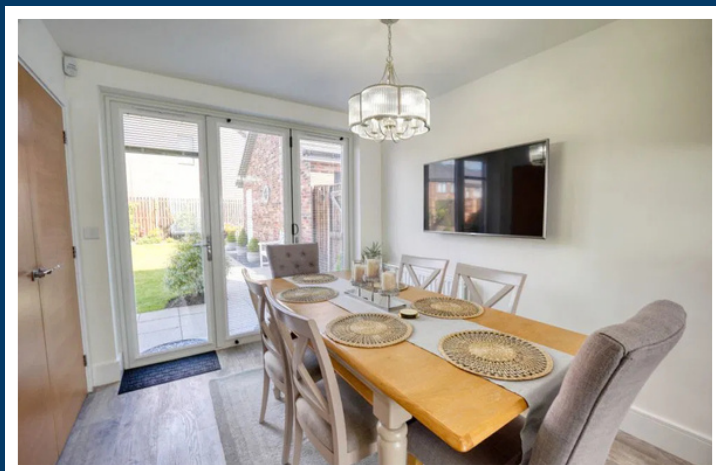
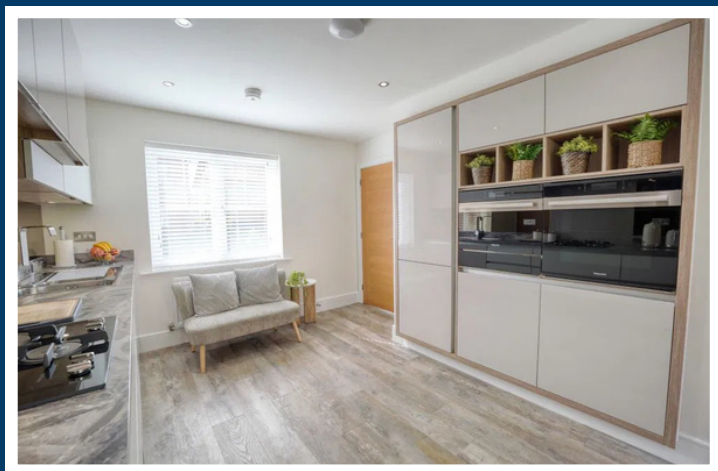
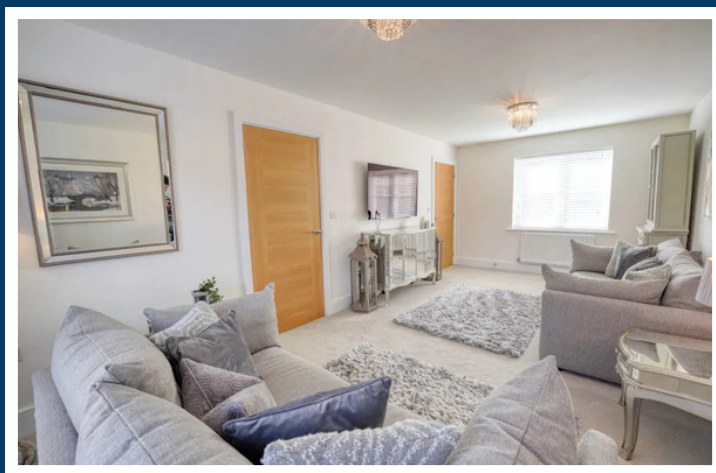
3.34m x 6.24m (10'11" x 20'5")

Utility -

0.75m x 1.6m (2'5" x 5'2")

WC -

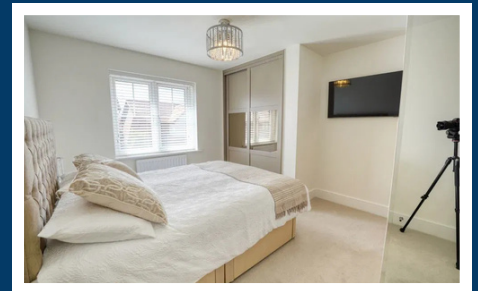
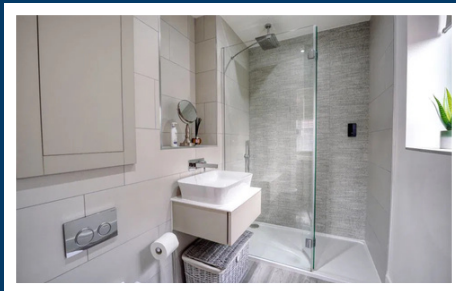
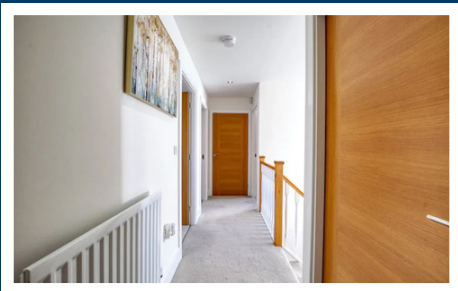
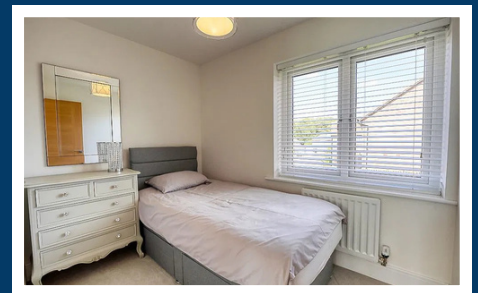
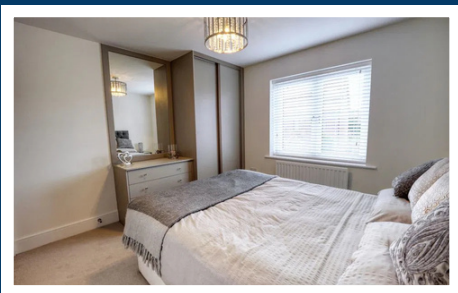
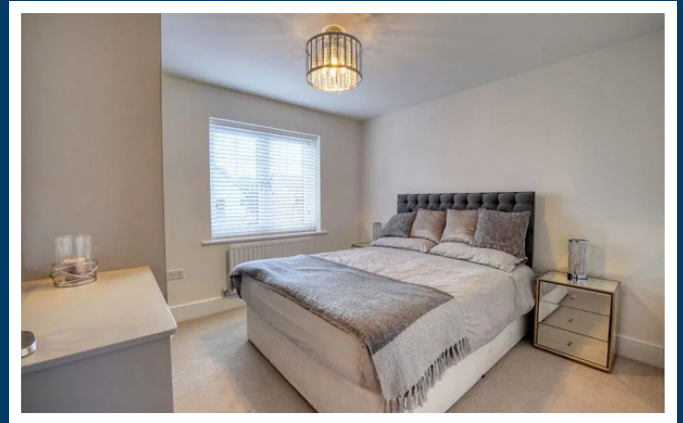
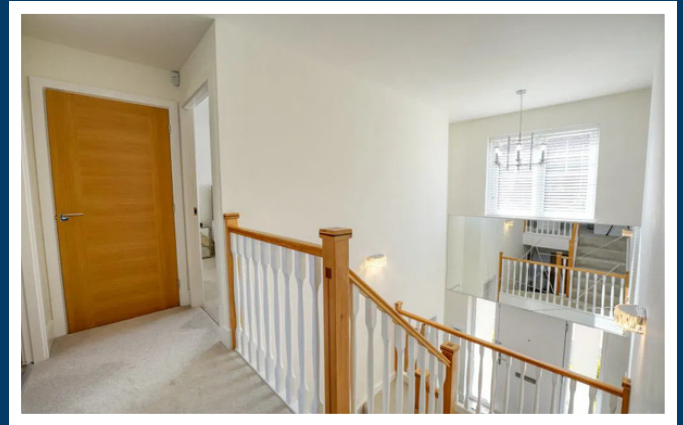
1.64m x 1.59m (5'4" x 5'2")



First Floor

On the upper floor, a generous landing provides views from a galleried area and grants access to all four bedrooms, the family bathroom, and a boiler cupboard.

Three of the four bedrooms are doubles, while the fourth is a comfortable single bedroom. Both the main bedroom and the second bedroom feature a variety of high-quality storage solutions, including wardrobes and drawers. Additionally, the first bedroom boasts a beautiful ensuite bathroom. The ensuite is partially tiled and features high-quality laminate flooring; it includes a three-piece suite: a spacious walk-in shower with a rainfall shower-head, a floating washbasin with a vanity unit, and a low-level WC. A recessed cupboard offers a stylish storage option for toiletries, complemented by a ladder radiator.



Bedroom One –
3.36m x 3.8m (11'0" x 12'5")

Bedroom Two –
3.28m x 3.1m (10'9" x 10'2")

Bedroom Three –
2.18m x 3.07m (7'1" x 10'0")

Bedroom Four –
2.72m x 1.93m (8'11" x 6'3")

Ensuite –
1.4m x 2.36m (4'7" x 7'8")

Bathroom –
2.11m x 1.69m (6'11" x 5'6")





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Externally

The front of the property has been thoughtfully designed for low maintenance, featuring low-level shrubs that encircle a front garden and extend to the side of the house. The front area is predominantly paved, interspersed with small patches of grass. Adjacent to this, a spacious paved driveway offers plenty of off-street parking and provides access to the detached garage. The expansive rear garden is beautifully maintained, primarily covered in lawn with plants and shrubs lining the borders. The design is completed with various gravelled sections, paved seating areas, and pathways. Enclosed by traditional brick walls, the garden also features large fencing set between them. Additionally, there is side access to the fully powered detached garage, which includes electrics and lighting, as well as custom timber storage built into the ceiling.



Disclaimer

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