



- 3 Bed Detached House
- 20' Open Plan Dining/Kitchen
- Integral Garage
- Sought After Location

- Updated & Well Presented
- Sun Room
- Front & Rear Gardens

- Lounge with Fireplace
- Refurbished Bathroom & En Suite Shower
- Distant Views

A well presented and much improved 3 bedroomed detached house, in an excellent position within this sought after development. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Lounge, the focal point of which is a pebble style real flame gas fire, set within a contemporary marble surround. There is an archway to the 20' open plan Dining/Kitchen, with the kitchen area refitted with a range of high gloss wall and base units, sink unit, split level double oven, microwave, integral fridge/freezer with matching doors, plumbing for a washer and tiled floor. The dining area has French doors to the Sun Room, overlooking and with French doors opening to the rear garden. Stairs lead from the dining area to the First Floor Landing, with shelved storage cupboard and access to the loft. Bedroom 1 is to the rear and has a range of fitted wardrobes, as well as an En Suite Shower/WC, with wc with concealed cistern, vanity unit with wash basin, shower cubicle with rainhead and hand held showers and a chrome towel warmer. Bedroom 2 enjoys distant views to the front, with Bedroom 3 also to the front. The Bathroom/WC has been refurbished with a wc with concealed cistern, vanity unit with wash basin, 'P' shaped bath with rainhead and hand held showers, curved screen, fully tiled walls and floor. There is also an Integral Garage with up and over door.

Externally, the Front Garden is lawned, with a range of shrubs and block paved driveway to the garage. The private Rear Garden is South facing, with a block paved patio, lawn, conifer hedge and shed to the side.

Sanderling Close is located within a pleasant residential area. There are good road and public transport links, along with good access to local amenities. Ryton is well served with schools, shops, pubs and restaurants.

Entrance Hall 5'8 x 2'11 (1.73m x 0.89m)

Lounge 14'2 x 11'8 (4.32m x 3.56m)

Open Plan Dining/Kitchen 20'0 x 12'10 (6.10m x 3.91m)

Sun Room 10'8 x 9'4 (3.25m x 2.84m)

First Floor Landing

Bedroom 1 14'4 x 9'9 (4.37m x 2.97m)

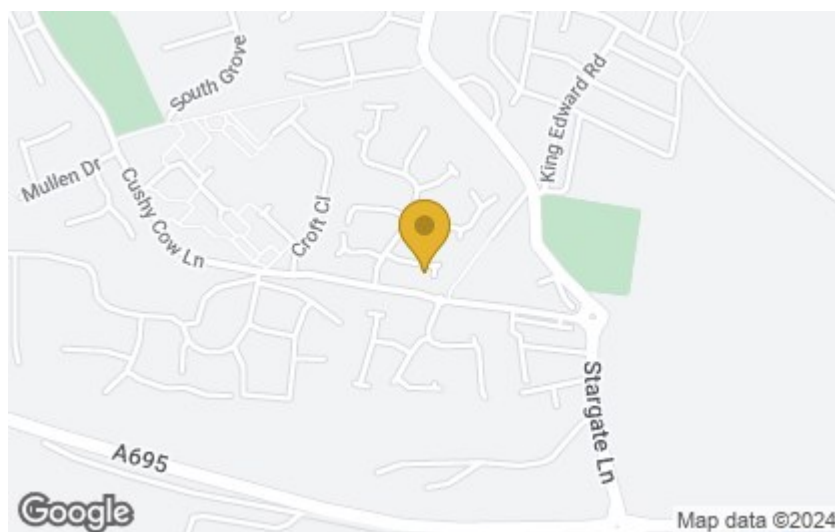
En Suite Shower/WC 6'2 x 5'8 (1.88m x 1.73m)

Bedroom 2 11'4 x 10'2 (3.45m x 3.10m)

Bedroom 3 9'9 x 8'5 (2.97m x 2.57m)

Bathroom/WC 6'6 x 5'6 (1.98m x 1.68m)

Garage



Energy Performance: Current D Potential B
 Council Tax Band: D
 Distance from School:
 Distance from Metro:
 Distance from Village Centre:

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.