

A substantial four bedroom, three storey FREEHOLD detached house providing spacious accommodation and a double garage within the sought-after Tunstall Grange development. Internally the well-appointed accommodation on the entrance level includes a hall with a cloakroom/wc and staircase to the first floor and there is generous and versatile room, currently utilised as a family room. On the first floor there is a lounge enjoying a dual aspect with French doors to the rear garden, a 21ft kitchen / diner, fitted with a range of contemporary units and integrated appliances and there is a study. To the top floor there is a master bedroom with fitted wardrobes and an en-suite shower room/wc, three further well-proportioned bedrooms, two with fitted wardrobes and a family bathroom/wc. Externally there is a driveway, an integral double garage with twin remote control roller shutter access doors and to the rear there a delightful garden with a lawn, patio, shed and summer house. This popular and convenient location is ideal for access to local amenities as well as providing excellent links to surrounding areas and major road networks. Viewing essential to appreciate the spacious accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Reception Hall



There is a radiator, tiled floor, staircase to the first floor and a door to the cloakroom/WC and family room.

Cloakroom/WC



Low level WC, mini wash hand basin, tiled floor, radiator and double glazed window.

Family Room 15'10" x 15'7"



This spacious and versatile room currently been utilized as a family room has a double glazed window to the side, and electric wall mounted heater and a fireplace with an electric fire.

First Floor Landing



A spacious landing with a double glazed window to the front, radiator, door leading off to the lounge, kitchen and study and a staircase continues to the top floor.

Lounge 18'3" x 12'5"



This attractive room enjoys a dual aspect with double glazed window to the front and a double glazed French door leading out onto the rear garden, there are two radiators.

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MAIN ROOMS AND DIMENSIONS

Kitchen/Diner 21'7" x 10'4"



An impressive kitchen diner fitted with a range of contemporary wall and base units with work surfaces over incorporating a sink unit, integrated appliances include a double electric oven, an electric Neff hob with extractor over, a fridge, freezer, dishwasher and a washing machine, there is a radiator, double glazed French door to the rear garden and double glazed window to the rear.

Study 9'0" x 7'8"



With a double glazed window to the front and a radiator.

Top Floor Landing

With a radiator and airing cupboard. Doors leading off to the four bedrooms and family bathroom.

Bedroom 1 15'8" max measure taken inc fitted robes x 8'10"



Double glazed window to the rear, radiator and fitted wardrobes, a door connect through to the en-suite shower room.

En-Suite Shower Room



Low level WC, pedestal wash hand basin, step in shower cubicle with a mains fed shower, there is a radiator, tiled walls and double glazed window.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'5" no inc robes x 8'11"



Double glazed window to the rear, radiator and fitted mirror fronted sliding door wardrobes.

Bedroom 3 9'1" no inc robes x 8'1"



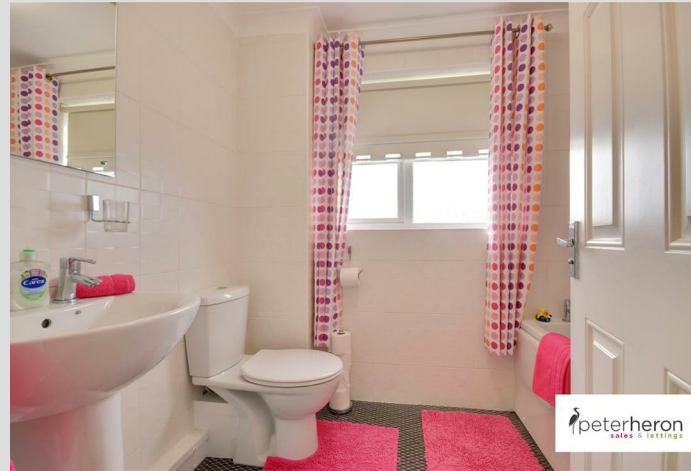
Double glazed window to the front, radiator and fitted sliding door wardrobes.

Bedroom 4 10'7" x 7'9" extending to 11'0"



Double glazed window to the front and radiator.

Family Bathroom



Three piece suite comprising with a low level WC, pedestal wash hand basin and panel bath, tiled walls, double glazed window and a radiator.

Outside



There is a double width driveway to the front providing off street parking, whilst to the rear there is a delightful garden

laid mainly to lawn with a patio area, the benefit of a shed and a summer house.

Garage 18'3" long x 17'8" wide

A double width garage with twin control roller shutter access doors, the garage also benefits from plumbing for a washing machine, powering lighting and door connecting though into the family room.

Council Tax Band

The Council Tax Band is Band E

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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MAIN ROOMS AND DIMENSIONS

decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

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Fawcett Street Viewings

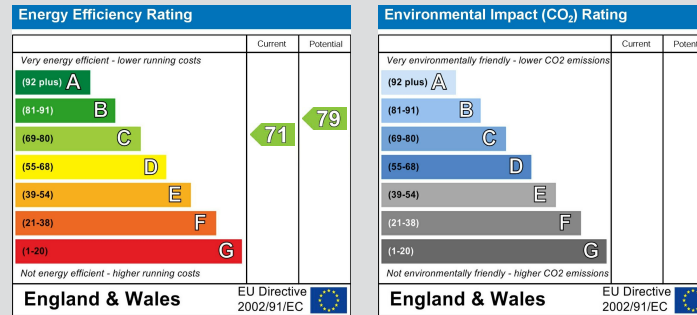
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

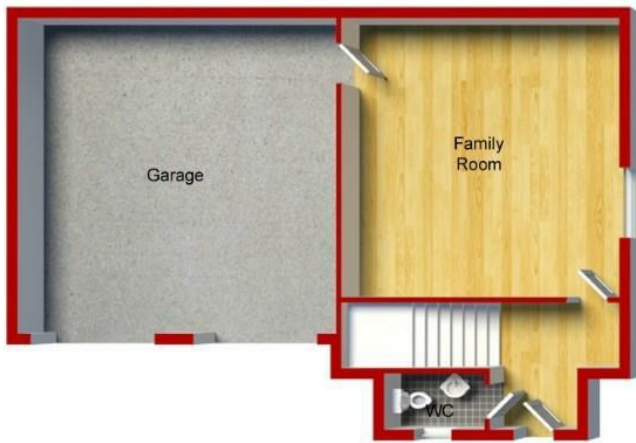
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

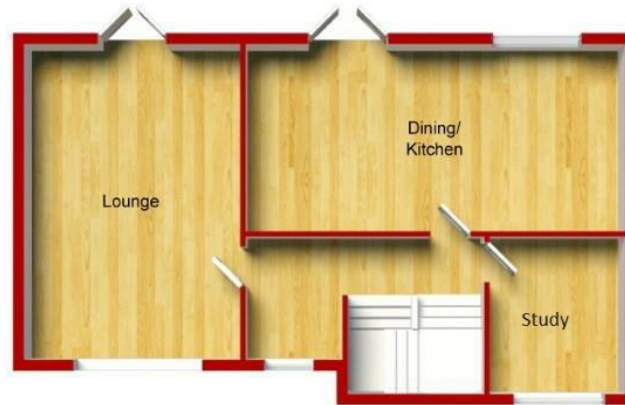
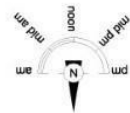
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Ground Floor
Approximate Floor Area
(33.61 sq.m)



First Floor
Approximate Floor Area
(61.50 sq.m)



Second Floor
Approximate Floor Area
(61.50 sq.m)

1 Dyrham Close