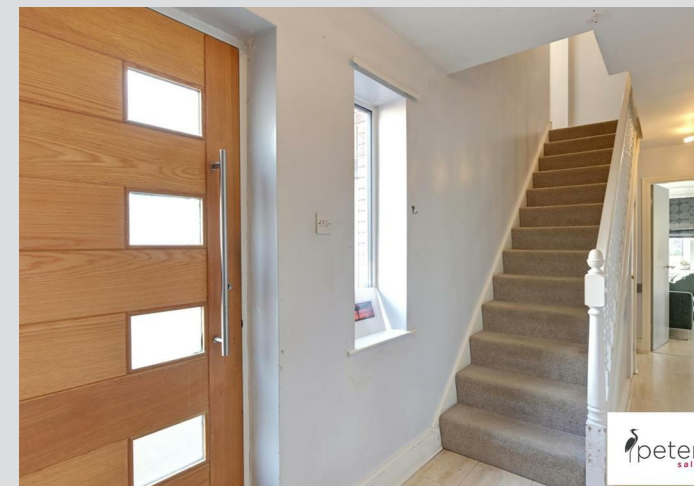










An attractive four bedroom detached home, occupying a delightful cul-de-sac position within this small development, off Tunstall Village Green. Internally the spacious accommodation includes a reception hall with a staircase to the first floor and a cloakroom/wc, there is a spacious lounge, conservatory and a kitchen / diner. On the first floor is an impressive master bedroom with an en-suite contemporary shower room/wc, two further bedrooms, a family bathroom/wc and a useful study whilst to the top floor is a further bedroom. Externally there is a garden to the front with a driveway, a double width garage with a utility area and to the rear a lawned garden. Ideally located providing easy access to local amenities, shops and schools, as well as offering links to Sunderland City Centre and major road links. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Reception Hall



There is a double glazed window, a staircase to the first floor with under stairs storage cupboard, a radiator and doors leading off to the cloakroom/WC, lounge, kitchen diner and the garage.

Lounge 17'5" into alcove x 13'8"



With a double glazed window to the rear, a radiator and a single glazed timber door leading through to the conservatory.

Conservatory 8'2" x 6'6"

With timber framed double glazed sealed unit windows, a door to the rear garden and a radiator.

Kitchen/Diner 20'1" x 11'2"



This spacious kitchen diner is fitted with a range of wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include a double oven and hob, space has been provided for the inclusion of a fridge freezer, a dishwasher and an under counter fridge, there are two double glazed windows to the front, a further double glazed window to the side and a radiator.

First Floor Landing

With doors leading off to bedrooms one, two and three and as well as to the study and family bathroom, the staircase continues to the top floor.

Bedroom 1 16'9" x 16'4" approx measure to sloping ceiling



This spacious room has two skylight windows to the front and a further two skylight windows to the rear, there are two radiators and a door to the en suite.

En Suite



A modern en suite with a low level WC, pedestal wash hand basin and walk in shower with mains fed shower. There is a chrome ladder style radiator and a skylight window.

Bedroom 2 10'11" x 13'5" approx measure to sloping ceiling



With a skylight window to the rear and a radiator.

Bedroom 3 11'0" x 8'10" approx measure to sloping ceiling

With a skylight window to the front and a radiator.

Study 6'6" approx measure to sloping ceiling x 6'1"

This useful room is currently being utilised as study, has a skylight window and a radiator.

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MAIN ROOMS AND DIMENSIONS

Family Bathroom



Spacious family bathroom with a low level WC, pedestal wash hand basin and panel bath with shower attachment. There is a towel radiator and a double glazed window as well as an airing cupboard.

Top Floor Landing

With a recess storage area and a door to bedroom four.

Bedroom 4 14'1" x 12'9" approx measure to sloping ceiling



Skylight windows to both the front and rear and there is a radiator.

Outside



There are gardens to the front and rear, as well as a driveway providing off street parking.

Garage 13'5" long extending to 20'8" max x 16'8" wide
With twin access doors, there is a wall mounted boiler, a door to the rear garden and a door to the utility.

Utility Area 6'11" x 6'11"

With fitted units with work surface over incorporating a sink and drainer unit, there is a double glazed window to the rear, a radiator and space has been provided for the inclusion of a washing machine and tumble dryer.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band F.

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MAIN ROOMS AND DIMENSIONS

their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

Fawcett Street Viewings

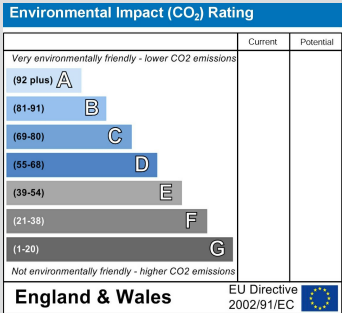
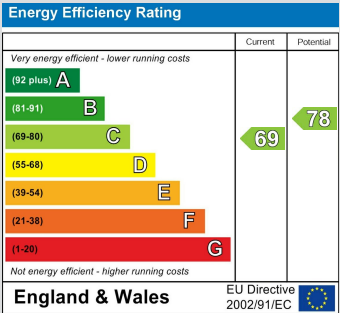
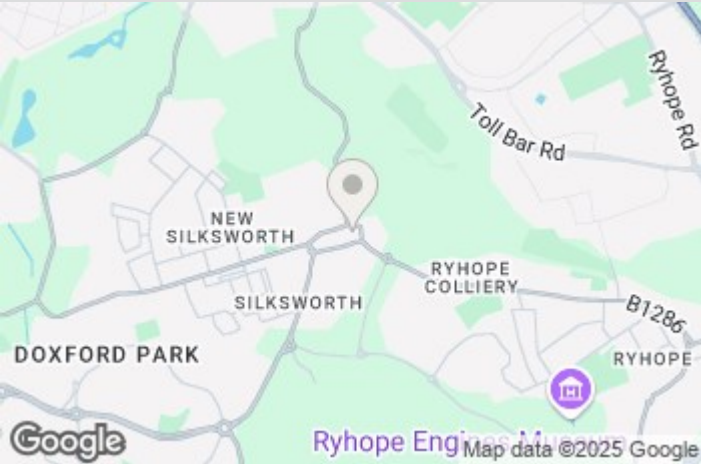
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Ground Floor
Approximate Floor Area
(61.93 sq.m)



First Floor
Approximate Floor Area
(87.90 sq.m)



Second Floor
Approximate Floor Area
(24.62 sq.m)

