











This stunning four bedroom detached home, has recently undergone a significant programme of upgrading and modernisation, to provide an exceptional standard of accommodation. Internally the stylish accommodation briefly comprises of a reception hall with a staircase to the first floor and a cloakroom/wc. There is a spacious lounge and a fabulous contemporary kitchen / diner, fitted with an excellent range of units and luxury worksurfaces. On the first floor there is a generous principle bedroom with an en-suite contemporary shower room/wc, two further bedrooms, a superb family bathroom/wc and a useful study whilst to the top floor is a further bedroom. Externally there is a driveway to the front, along with a gravelled area, a double width garage with a utility area and to the rear, a delightful landscaped garden with a lawn and patio area. The property occupies a pleasant cul-de-sac position within this small development, off Tunstall Village Green, well positioned for access to local amenities, schools and connections to to Sunderland City Centre and major road links. With immediate vacant possession and no upper chain involved, we highly recommend viewing to appreciate this exceptional home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall



Double glazed window, radiator and staircase to first floor with storage under.

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



Double glazed window to rear, radiator and UPVC double glazed French doors.

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



Modern kitchen fitted with a range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink with mixer tap. Integrated double oven, electric hob and hood, dishwasher and fridge freezer. 3x double glazed windows front and side. Radiator.

Utility



Wall and base units with work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Space for washing machine and tumble dryer. Radiator and double glazed window to rear.

Washroom/WC



Low level WC and washbasin set into vanity unit, double glazed window and chrome heated towel rail.

First Floor Landing



Staircase continues to top floor.

Bedroom 1 16'9" x 16'4"



Approximate measurements as sloping ceiling. 4x Velux windows to the front and rear, and 2x radiators. Door to ensuite.

En Suite Shower Room



Contemporary suite comprising of a low level WC, washbasin and walk in shower enclosure, chrome heated towel rail and Velux window.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'11" x 13'5"





Approximate measurements as sloping ceiling. Velux window to rear and radiator.

Bedroom 3 11'0" x 8'10"





Approximate measurements as sloping ceiling. Velux window to front and radiator.

Study 6'6" x 6'1"



Velux window, radiator and built desk and shelving.

Bathroom



Impressive contemporary bathroom suite comprising of low level WC, washbasin set into vanity unit, free standing bath and walk in shower enclosure, fully tiled, chrome heated towel rail and double glazed window.

Top Floor Landing



Recess storage area.

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



Approximate measurements as sloping ceiling. 2x Velux windows and 2x radiators.

Outside









Driveway to the front along with a gravelled area which provides additional parking if required, double width garage with utility area. To the rear of the property there is a delightful landscaped garden with lawn and patio area.

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

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Fawcett Street Viewings

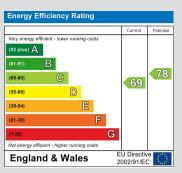
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

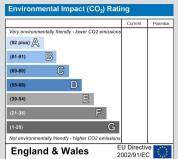
Opening Times

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

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.













Approximate total area

191.6 m²

Reduced headroom

18.5 m²

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(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2