













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 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

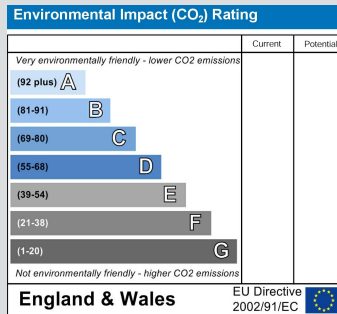
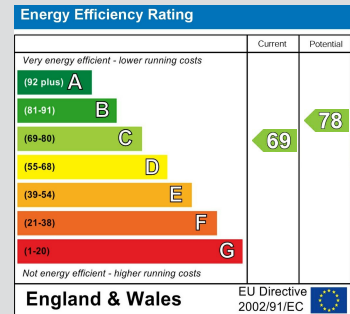
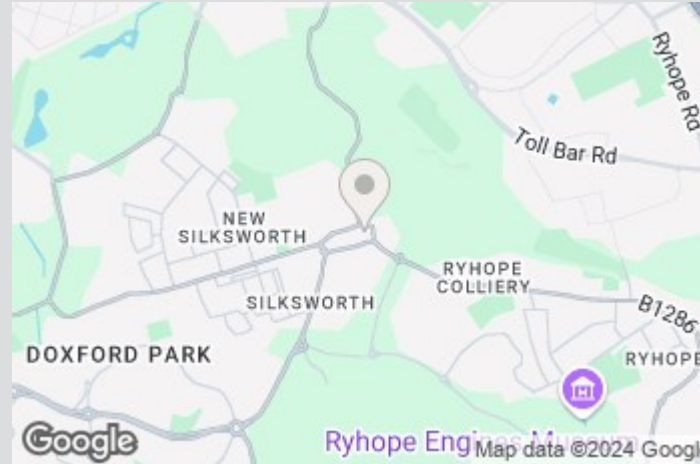
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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)



# 1 The Maltings