









Extended at ground floor level, this well appointed four bedroom detached home offers a comfortable living space ideal for families within the ever fashionable Tunstall Grange estate.

Comprising reception all, ground floor WC, lounge, dining room, an extended kitchen which shares an open plan arrangement with a family room, separate utility and a fourth bedroom whilst at first floor level there are three well proportioned bedrooms, an en-suite to principal bedroom and a family bathroom. Benefiting from gas central heating and UPVC double glazing, the property externally has a drive to the front and split level gardens to the rear with lovely seating area and delightful views.

Perfect for Venerable Bede Academy and the A19; this property is ideal for those commuting into the City centre and cross the wider North East region. Viewing is a must!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to

## Entrance Hall

Wood effect laminate flooring, single radiator.

## Bedroom 4 7'9" x 12'4"



UPVC double glazed window to front, single radiator.

## Living Room 10'9" x 16'0"



Into bay with UPVC double glazed windows to front, double radiator.

## Inner Hall

Turned staircase.

## Ground Floor WC



Low level WC with concealed cistern, washbasin vanity unit with cupboard under - attractive suite with tile effect walls and ladder design heated towel rail, wall mounted extractor unit and LVT flooring.

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# MAIN ROOMS AND DIMENSIONS

## Dining Room 10'2" x 9'6"



UPVC double glazed French doors leading out into family room, single radiator, coved cornice to ceiling.

## Kitchen 9'8" x 17'2"



Selection of base and eye level units with granite work

surfaces and upstands, single drainer 1 1/2 bowl stainless steel sink unit with professional mixer tap, gas burner hob with granite splashback and overhead extractor hood, double electric oven, space for American style fridge freezer, space and plumbing for integrated washing machine, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiator, single radiator. Open plan to

## Family Room 8'5" x 10'5"



UPVC double glazed French doors leading out into rear garden, LVT flooring, UPVC double glazed windows to side and rear, vaulted ceiling with Velux windows and flush halogen lights.

## Utility

Base units, space for tumble dryer, wall mounted extractor unit, laminate flooring.

## First Floor Landing

UPVC double glazed window to side, access point to loft, built in cupboard.

## Bedroom 1 (front) 10'6" x 13'1"



UPVC double glazed window to front, fitted wardrobes with sliding doors, single radiator, coved cornice to ceiling.

## En-Suite Shower Room



Low level WC with concealed cistern, washbasin vanity unit with cupboards under, illuminated mirror over, walk in shower enclosure and sliding glass door and Rainforest shower head - attractive white suite with UPVC lined walls and ceiling, LVT flooring, UPVC double glazed window to front, ceiling mounted extractor unit.

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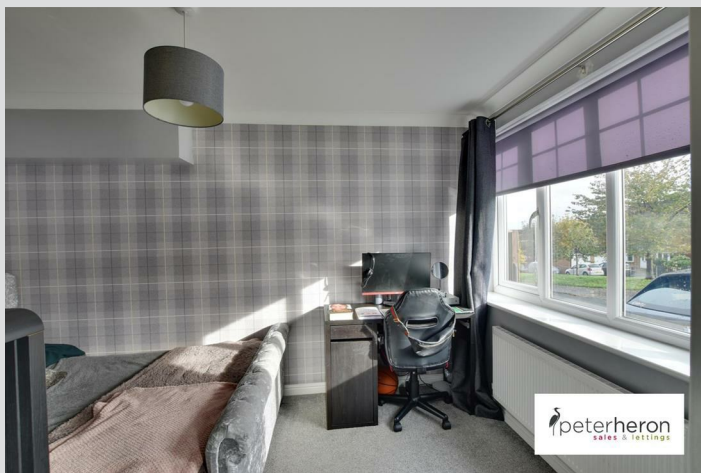
# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 (rear) 11'1" x 9'1"



UPVC double glazed window to rear, single radiator.

## Bedroom 3 (rear) 10'0" x 7'11"



UPVC double glazed window to rear, single radiator.

## Family Bathroom



Low level WC with concealed cistern, wall mounted washbasin vanity unit with drawers under, panel bath with overhead electric shower and glass screen - attractive white suite with part UPVC lined walls, LVT flooring, heated towel rail, UPVC double glazed window, UPVC lined ceiling with downlights, wall mounted extractor unit, illuminated mirror and shelf.

## Outside



Lawned gardens to the front with drive providing off street parking, enclosed landscaped gardens to the rear with a decked seating area accessed directly from the family room, steps lead up to a raised landscaped section with artificial grass, established borders and lovely seating areas together with a timber shed from where you can enjoy lovely views. Passages to both sides perfect for storage, external water supply and external lighting.

## Council Tax Band

The Council Tax Band is Band D

## 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:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your 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

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where

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# MAIN ROOMS AND DIMENSIONS

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## Fawcett Street Viewings

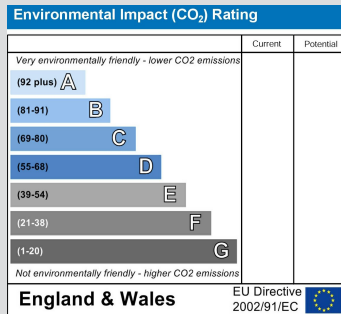
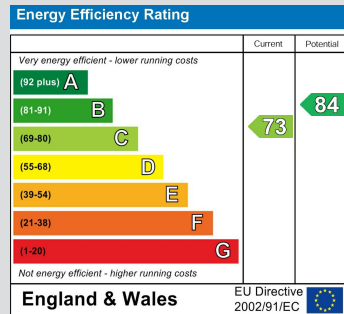
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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



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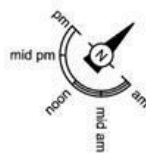




Ground Floor  
Approximate Floor Area  
(67.05 sq.m)



First Floor  
Approximate Floor Area  
(44.94 sq.m)



10 Highclere Drive