















A stunning three / four bedroom detached house, providing stylish accommodation, situated within the sought-after Tunstall Grange development. Internally the beautifully appointed interior is accessed via an entrance lobby, there is an attractive lounge that connects through to dining room that in turns opens through to a fabulous garden room, featuring bi-folding doors to the rear and a roof lantern. The upgraded kitchen, is fitted with an excellent range of units and a selection of integrated appliances. From the kitchen a door leads through to a useful utility and a cloakroom/wc. Completing the ground floor is a versatile room, currently utilised as a study but would also be ideal as a bedroom or additional reception room. To the first floor there is an impressive main bedroom with a luxury en-suite shower room/wc, two further well-proportioned bedrooms and a contemporary family bathroom/wc. Externally to the front there is a driveway to the front and to the rear a delightful, low maintenance garden. 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. We highly recommend arranging a viewing to appreciate the quality of accommodation this exceptional home has to offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door to the entrance lobby.

## Entrance Lobby

Door to the lounge.

## Lounge 17'8" max x 11'5"



Double glazed window to the front, radiator, a door to bedroom 4/study. The room opens through into the dining room.

## Dining Room 10'5" x 8'6" not inc staircase area



Staircase to the first floor, radiator, door to the kitchen, the room opens out into the garden room.

## Garden Room 9'6" x 7'2"



This impressive room has double glazed bi folding doors leading out onto the rear garden and there is a roof lantern.

## Kitchen 10'11" x 8'11"



Fitted with an excellent range of contemporary units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an electric oven and hob, fridge, freezer and a dishwasher, there is a double glazed window to the rear, radiator and a door to the utility.

## Utility 5'6" x 5'0"



Fitted wall and base units with a work surface over, space provided for the inclusion of a washing machine and a tumble dryer, there is a door to the cloakroom/WC.

## Cloakroom/WC



Low level WC, mini wash hand basin set into vanity unit and there is a radiator.

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

A versatile room, currently used as study, it has a double glazed window to the front, an electric wall mounted heater and fitted cabinets.

## First Floor Landing



With a built in cupboard and doors to the three bedrooms and family bathroom.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 14'0" x 8'8"



Double glazed window to the rear, radiator and a door to the en suite.

## En Suite



Fabulous, contemporary, luxury en suite with low level WC with concealed cistern, wash hand basin set into vanity unit and a step in shower cubicle with mains fed shower, attractive tiled walls and floor, ladder style radiator and a double glazed window.

## Bedroom 2 9'8" x 9'8" max inc fitted robes



Double glazed window to front and a radiator, fitted wardrobes.

## Bedroom 3 9'11" x 8'0"



Double glazed window to the front and a radiator.

## Family Bathroom



Superb, contemporary bathroom suite with low level WC, wash hand basin set into vanity unit, panel bath with mains

fed shower, ladder style radiator, tiled walls and floor and a double glazed window.

## Outside



Lawned garden to the front and a driveway providing off street parking, whilst to the rear there is a delightful low maintenance garden with patio, decked and gravelled areas along with planting.

## Tenure FH

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

## Council TaxBand

The Council Tax is Band D.

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## Viewings Fst

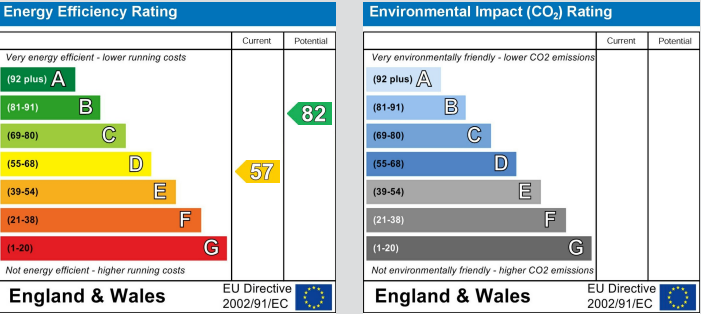
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 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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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

99.9 m<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>

(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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