









North Barne is a charming, individual home with wonderful, extensive gardens occupying a superb position within this small, exclusive development known as Tunstall Lodge Farm. Internally the deceptively spacious accommodation is accessed via an entrance lobby, connecting through to an attractive reception hall with staircase to the first floor and a cloakroom/wc. There is a 29ft lounge / dining room with many appealing features and French doors to the rear garden, a breakfasting kitchen and a useful utility, complete the ground floor. To the first floor there is a generous landing area, master bedroom with fitted wardrobes and an en-suite bathroom/wc, three further bedrooms, study and a family bathroom/wc. Externally there is a driveway, double integral garage with twin access doors and a side gate to a generous, mature rear garden, laid mainly to lawn with established planting. This impressive location has a delightful, semi-rural feel, yet is ideally positioned for an excellent range of local amenities, shops and schools as well as offering excellent transport links to Sunderland City Centre and major road links including the A19. Available with no upper chain involved, we highly advise a detailed inspection to fully appreciate the location, spacious rooms and beautiful garden this exceptional home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Entrance Lobby

There is a tiled floor, cloaks cupboard, radiator and a door to the reception hall.

### Reception Hall



With a staircase to the first floor, radiator and doors to the cloakroom/WC, lounge/dining room and breakfasting kitchen.

### Cloakroom/WC



Low level WC, mini wash hand basin and an extractor fan.

### Lounge/Dining Room 29'4" into alcove x 16'4" + 9'10" x 6'6"



This impressive and spacious room has a double glazed window to the front, a further double glazed window to the rear, double glazed French doors leading out onto the rear garden, and there is a double glazed feature porthole window, there are two radiators and a feature fireplace.

### Breakfasting Kitchen 14'5" x 9'7" + 7'10" x 4'0"



Fitted with a range of wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a double oven, gas hob, fridge and freezer, space is provided for the inclusion of a dish washer, there is a radiator, tiled floor, double glazed window to the side and rear, and a door connecting through to the utility.

### Utility 9'8" x 7'10"



Wall and base units with work surfaces over incorporating a sink and drainer unit, space has been provided for the inclusion of a fridge freezer and a washing machine, there is a radiator, door to the rear garden, double glazed window to the rear, tiled floor, part tiled walls and a internal door to the garage.

### First Floor Landing



A spacious landing with built in cupboard, double glazed window and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Master Bedroom 16'4" max inc fitted robe x 15'8"



This impressive room has double glazed window to the front and side, there is a Velux window providing additional natural light, there is a radiator, fitted wardrobes and a door to the en-suite bathroom.

## En-Suite Bathroom



Low level WC, pedestal wash hand basin and a panel bath with shower attachment, tiled floor, part tiled walls, double glazed window and a radiator.

## Bedroom 2 12'1" inc robes no inc recess x 9'10"



Double glazed window to the rear, radiator, fitted wardrobes and a Velux window.

## Bedroom 3 13'4" max inc robes x 7'11"



Double glazed window top the front, radiator, fitted wardrobe and matching drawer units.

## Bedroom 4 13'1" x 7'10"



Velux window and a radiator.

## Study



This useful room has a double glazed window to the front and a radiator, please note this room has a sloping ceiling with restricted head height.

# MAIN ROOMS AND DIMENSIONS

## Family Bathroom



Low level WC, pedestal wash hand basin, panel bath with shower attachment, tiled floor, part tiled walls, radiator and double glazed window.

## Outside



There is a driveway to the front of the property providing off street parking and access to the garage, there is a gate to the side of the property that leads round to the generous mature garden, laid mainly lawned with established shrubs and trees.

## Garage 16'4" x 16'4"

Integral double garage with twin access doors, there is a double glazed porthole style window, wall mounted boiler and an internal door to the utility.

## Council Tax Band

The Council Tax Band is Band F

## 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.

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## Important Notice Part 2

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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](http://peterheron.co.uk)

## Opening Times

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

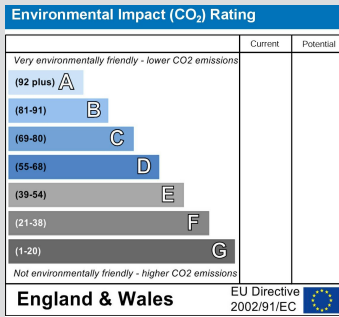
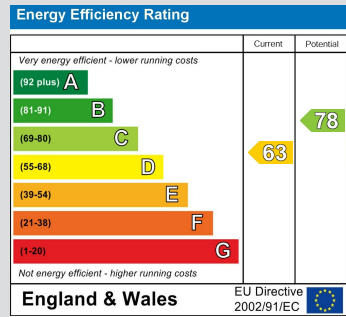
## Ombudsman

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Ground Floor  
 Approximate Floor Area  
 (86.72 sq.m)



Room In Roof  
 Approximate Floor Area  
 (103.58 sq.m)



North Barne