Kedleston Close, Tunstall Grange, Sunderland

£299,950

An extended and remodelled four bedroom detached house, providing a most impressive standard of accommodation, within the highly regarded Tunstall Grange development. Internally the immaculate interior is accessed via a reception hall with a cloakroom/wc and staircase to the first floor. There is an attractive lounge to the front whilst to the rear is a fabulous open plan kitchen, dining and living area with bi-fold doors to the garden. The kitchen is fitted with a superb range of units, luxury worksurfaces, a selection of integrated appliances and there is a feature island with breakfast bar. From the open plan kitchen, dining and living area, there is access to a useful utility and to a versatile area, ideal as a play room or study. On the first floor there is a principle bedroom with an exceptional en-suite shower room/wc, three further well-proportioned bedrooms, one with a walk in dressing area and there is a contemporary family bathroom/wc. Externally there is a driveway to the front, a store with roller shutter access door and to the rear, a wonderful garden with a lawn and paved patio. 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 early viewing to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Reception Hall

Radiator and stairs to first floor.

Lounge 14'11" x 11'5"

Double glazed window to front and a radiator.

Open Plan Living/Dining and Kitchen Area 14'11" x 27'8"

Kitchen/Dining Area

Range of modern walk and base units with countertops over incorporating 1 1/2 bowl undermount sink and drainer unit with mixer tap. Integrated double oven, gas hob and hood, microwave and dishwasher. Space for an American style fridge freezer. Two seater breakfasting Island, radiator, double glazed window to rear and door to utility.

Living Area

UPVC double glazed folding doors to rear, double radiator and door to play room.

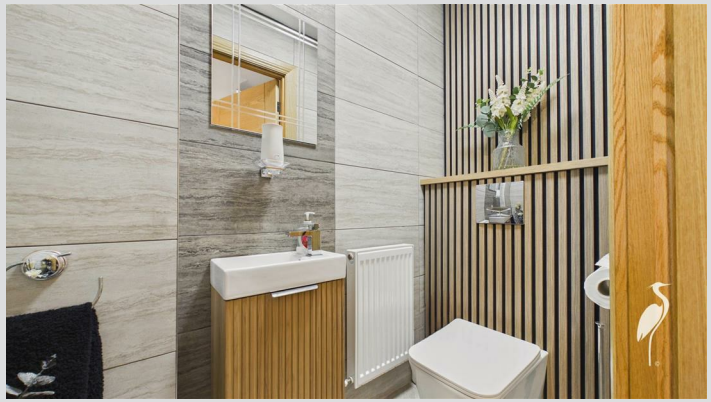
Utility 6'1" x 5'6"

Base units with countertops over providing storage and space for a washing machine and tumble dryer. Radiator and door to rear garden.

Play Room 8'3" x 8'2"

Double glazed window to side elevation, built in storage and a radiator.

Cloakroom/WC



Low level wc, wash basin set into vanity unit and a radiator.

MAIN ROOMS AND DIMENSIONS

First Floor landing

Access point to loft, radiator, storage cupboard and double glazed window to side.

Bedroom 1 15'3" x 11'6"

Double glazed window to front, radiator and built in mirrored fronted sliding door wardrobes.

En Suite Shower Room

Walk in waterfall shower, low level wc and wash basin set unit vanity unit. Chrome Heated towel rail and double glazed window. Fully tiled.

Bedroom 2 13'6" x 8'2"

Double glazed window to front and a radiator.

Walk in Dressing Area

Radiator and built in storage.

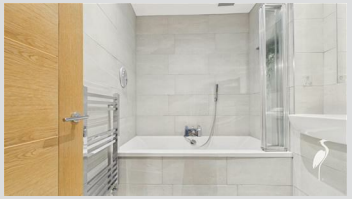
Bedroom 3 7'7" x 8'7"

Double glazed window to rear and a radiator.

Bedroom 4 7'6" x 9'4"

Double glazed window to rear and a radiator.

Bathroom



Bath with rainfall shower head over and a shower tap. Vanity unit comprising low level wc and wash basin. Chrome heated towel rail.

MAIN ROOMS AND DIMENSIONS

Outside

Driveway to the front providing off street parking leading to integral garage, side access gate, whilst to the rear delightful garden mainly laid to lawn with patio seating area.

Garage

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.

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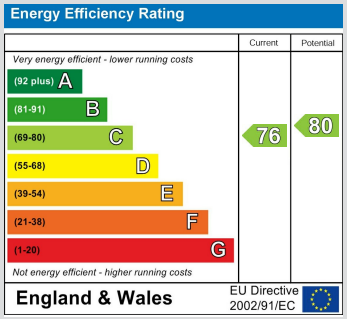
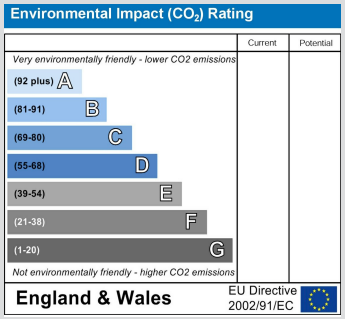
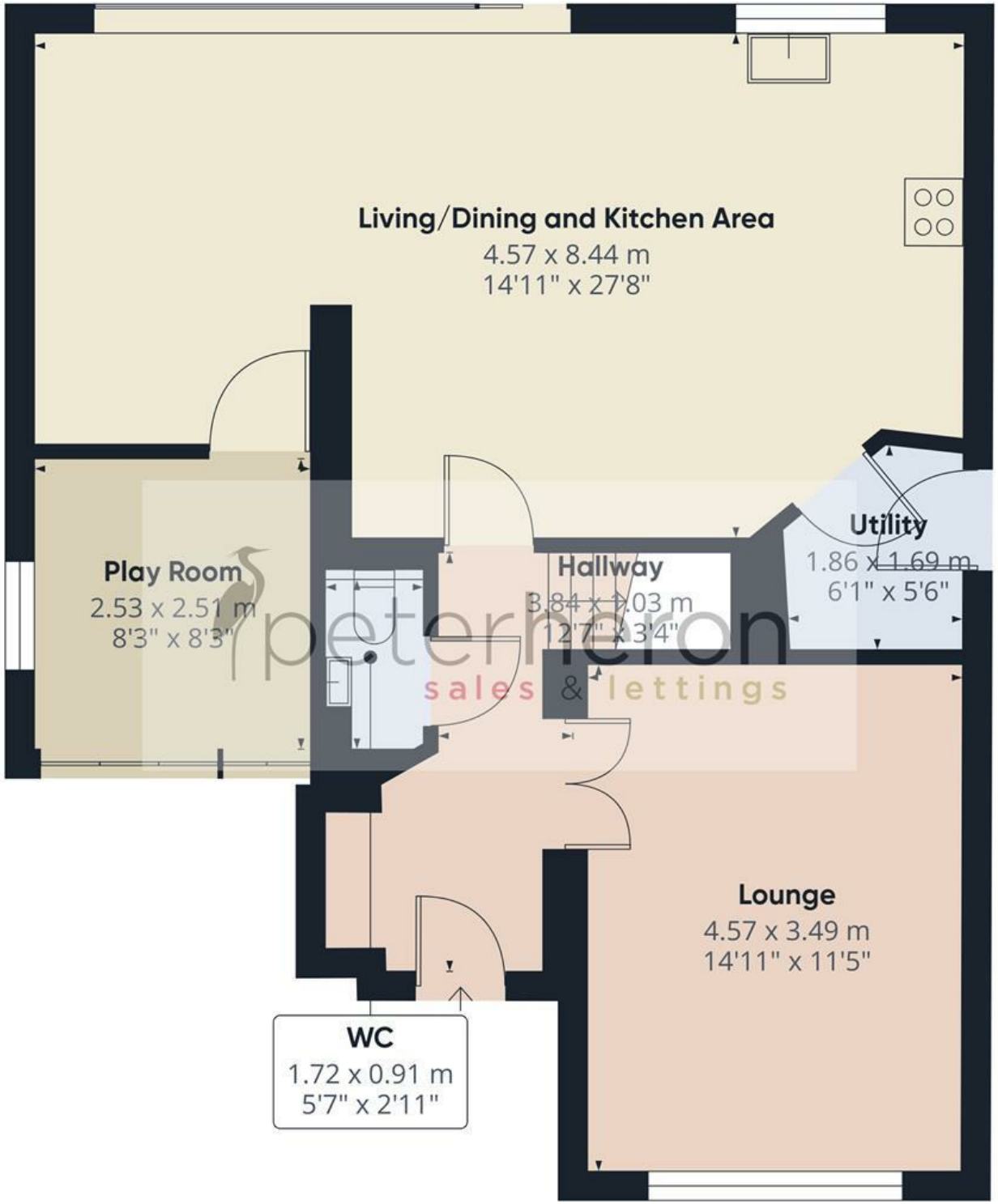
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.







Ground Floor

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Approximate total area(1)

69.7 m²

751 ft²

(1) Excluding balconies and terraces

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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