

Laurel Grove
Tunstall
Sunderland
SR2 9EE



Laurel Grove

£205,000

INTRODUCTION

STUNNING MODERN HOME WHICH HAS UNDERGONE COMPLETE REFURBISHMENT TO EXACTING STANDARDS TO CREATE A LOVELY OPEN PLAN FEEL WITH LOUNG/DINING/DESIGNER KITCHEN LEADING OUT TO A FABULOUS REAR GARDEN SPACE WITH OPEN VIEWS TO THE REAR & SUNNY ASPECT.

ENTRANCE PORCH

Tiled flooring, white uPVC double-glazed door leading to entrance hall.

ENTRANCE HALL

Superb hardwood flooring, radiator, carpeted stairs to first floor landing, under stairs cupboard, door leading off to lounge.

LOUNGE

Measurements taken at widest points.

Continuation of the hardwood flooring, double radiator, front facing white uPVC double-glazed window. Flat panel plasma style fireplace, recessed light to ceiling, the room is partially open plan to kitchen/dining room.

KITCHEN/DINING ROOM

Continuation of the hard wood flooring, double radiator, rear facing white uPVC double-glazed window, white uPVC double-glazed door with views of and leading out to rear garden. This is a superb space with a modern open plan feel and comprising; designer kitchen with a range of shaker style units in a grey finish with quartz work surfaces. Inset sink with flexible tap, integrated dishwasher, integrated washing machine, integrated double fridge/freezer, NEFF oven, NEFF microwave. 5 ring feature induction hob with designer extractor in glass finish. The quartz work surfaces are continued to the splash back on the main feature wall for stunning effect. Recessed lights to ceiling.

FIRST FLOOR LANDING

Loft hatch with pull down ladders, side facing white uPVC double-glazed window. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Tiled flooring, chrome towel heater style radiator, 2 rear facing white uPVC double-glazed windows with privacy glass. White toilet with low level cistern, white sink with chrome tap built into vanity unit, p-shaped bath with curved glass shower screen and shower over fed from main Combi boiler system. Chrome bath taps. Stylish tiling to the walls. Extractor fan. This is a large bathroom beautifully appointed.

BEDROOM 1

Measurements do not include depth of fitted wardrobes.

Carpet flooring, single radiator, front facing white uPVC double-glazed window. Fitted wardrobes running the length of 1 wall providing a good degree of storage and hanging space including 2 mirrored doors. This is a good size double bedroom.

BEDROOM 2

Carpet flooring, single radiator, rear facing white uPVC double-glazed window with fabulous views over playing fields. This is also a good size double bedroom.

BEDROOM 3

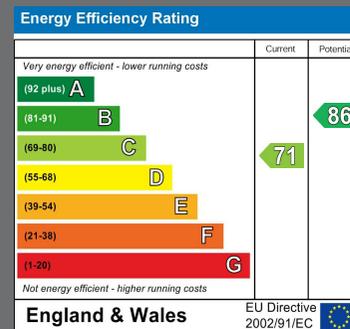
Carpet flooring, single radiator, rear facing white uPVC double-glazed window. This is a single bedroom.

EXTERNALLY



Local Authority
Sunderland

Council Tax Band
C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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