

Laurel House, Tunstall



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Offers in The Region of: £580,000

Beautifully presented throughout and finished to the highest of standards, this four double bed roomed detached stone built property is brimming with character whilst also lending itself perfectly for modern family living. The generous layout comprises a living room with a log burning stove, a dining room, a lounge with a second log burning stove, a kitchen, a utility room, a cloakroom and a sun room to the ground floor. Whilst to the first floor are four double bedrooms, three with ensuite facilities and a family bathroom. Externally to the side is off road driveway parking, a single garage and a lean to with a log store, whilst to the rear is a lovely landscaped garden with planted shrubs, fruit trees, flowers and a patio area. An early inspection is strongly recommended to appreciate the quality of the property on offer.



Entrance Hallway:

Accessed via a part glazed timber front door, the inner hall provides space for hanging coats and has a window to the side of the property. A second glazed door leads to the hallway.

Lounge/Snug:

With a beamed ceiling, a shuttered bay window to the front of the property, a TV point and shelving. The focal point of the room is the log burning stove which sits under a beam.

Dining Room:

A dual aspect room with windows to the front and side, providing space for family dining and including a feature gas fire in a marble surround, a window to the living room with a light, a beamed ceiling and wall lighting.

Living Room:

A dual aspect room with windows to the side and rear of the property, featuring a second log burning stove housed within a tiled surround fireplace under a beam. The living room provides fantastic additional space for relaxing.

Kitchen:

Comprising a range of quality wall and base units under complimenting granite worksurfaces, including chicane cupboards and an electric Rangemaster with an extractor fan over. The kitchen has flagged flooring, two windows overlooking the garden and an understairs cupboard.

Cloakroom:

Including a sink unit with storage and a mixer tap, a concealed cistern wc, a cupboard and a heated towel rail.

Utility Room:

With further wall and base units under granite worksurfaces and tiled splashbacks, there is a stainless steel sink with drainer, an integrated dishwasher, plumbing for a washing machine, a wine rack and space for a fridge freezer. With additional space for coats and shoes, built in shoe storage and a timber glazed door to the garden.

Sun Room:

With bifolding doors to the garden, a skylight window, wall lighting and a beamed ceiling.

First Floor Landing:

With a light tunnel and an airing cupboard.

Bedroom:

A double bedroom with a built in cupboard, a window to the front of the property and loft access.

Ensuite WC:

With a wall hung sink, a concealed cistern wc, a cupboard, a heated towel rail and a frosted window.



Bathroom:

Well appointed, comprising a cubicle with a mains fed shower, a pedestal sink with a mixer tap, a bath with a shower attachment, a concealed cistern wc, a built in TV, a heated towel rail and a frosted window.

Bedroom:

A double bedroom with two skylight windows.

Ensuite

Comprising a cubicle with a mains fed shower, a pedestal sink with a mixer tap, a concealed cistern wc, a heated towel rail and a frosted window.

Bedroom:

A dual aspect double bedroom with windows to the side and rear of the property.

Bedroom:

A second dual aspect double bedroom with windows to the side and front of the property and a beamed ceiling. This bedroom has the benefit of air conditioning.

Ensuite WC:

With a wc, a sink unit with storage and a heated towel rail.





External:

To the front, the property is paved and enclosed by a stone wall which leads to the front door.

To the side of the property is off road driveway parking, a single garage and a lean to with a log store.

To the rear is a lovely walled landscaped garden which is lawned with planted flowers and shrubs, enjoying a good level of privacy. The patio area provides a perfect space for relaxing and dining in the summer months.

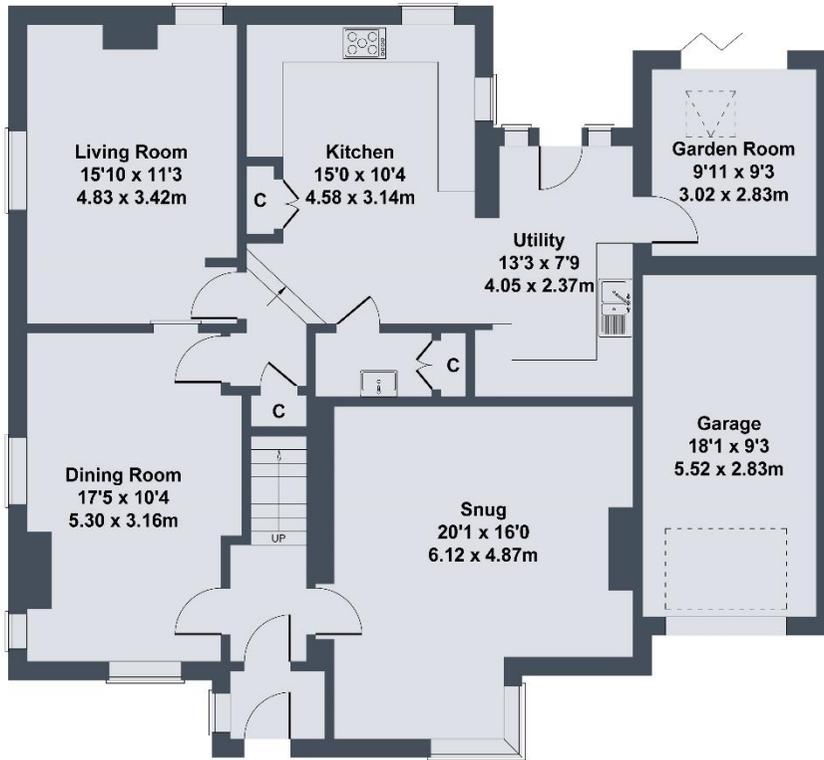
Additional Information:

The Postcode is DL10 7QR, the Council Tax Band is F.

The property has the benefit of an Air Source Heat Pump, Solar Panels which are owned outright and underfloor heating throughout.



Laurel House , Tunstall, DL10 7QR



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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