

Offers Over £300,000

Tattershall, Meadowside, SR2 7RA

We are delighted to offer for sale this truly outstanding, four bedroom detached bungalow. Situated within the highly desirable area of Barnes, in a quiet cul de sac, we are sure this beautiful home will prove popular.

The spacious accommodation briefly comprises: reception hallway with built in storage, lounge, large open plan fully fitted kitchen/dining room, with many integrated appliances, separate utility, two ground floor double bedrooms and a large luxury family bathroom. At first floor there are a further 2 bedrooms together with WC.

Externally are professionally landscaped and easy to maintain gardens to both the front and rear. Additionally there is as an attached garage, block paved driveway behind the walled and gated grounds.

This spacious, truly beautiful property comes with an attractive asking price and will appeal to a number of buyers. An internal viewing is considered essential to fully appreciate this superb home. Viewing is strictly by appointment only.

Tattershall, Sunderland, SR2 7RA

Entrance Hall

Storage cupboard, stairs, double door to Storage cupboard, door to:

Lounge

21'5" x 11'11" (6.53m x 3.64m)



Impressive lounge with feature electric fire.

Kitchen/Dining Room

20'2" x 9'2" (6.17m x 2.81m)



large open plan kitchen/dining room comprising of an extensive range of base & eye level units, contrasting worktops



Utility

8'1" x 4'4" (2.47m x 1.33m)

Access to gardens

Bedroom - Front

11'11" x 11'11" (3.64m x 3.62m)



Built in storage cupboard, fitted wardrobes.

Bedroom - Rear

13'0" x 11'11" (3.95m x 3.63m)



Fitted wardrobes.

Tattershall, Sunderland, SR2 7RA

Bathroom



Luxury house bathroom with a white suite comprising; panel bath, pedestal wash hand basin, low level wc, separate shower cubicle.

Storage cupboard.

First Floor

Landing

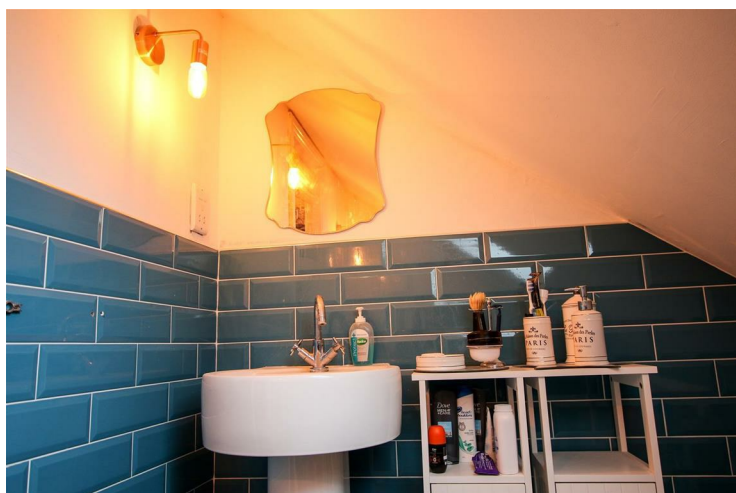
Bedroom

20'4" x 11'5" (6.21m x 3.47m)



Built in storage cupboard, sky lights.

WC



Bedroom

20'4" x 10'8" (6.21m x 3.25m)



Built in storage cupboard, sky lights.

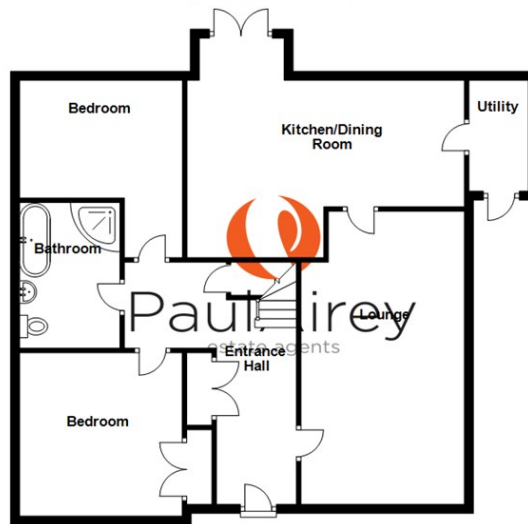
Externally



Externally are professionally landscaped and easy to maintain gardens to both the front and rear. Additionally there is as an attached garage, block paved driveway behind the walled and gated grounds.

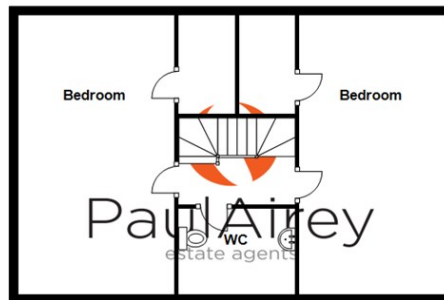
Ground Floor

Approx. 99.7 sq. metres (1073.3 sq. feet)



First Floor

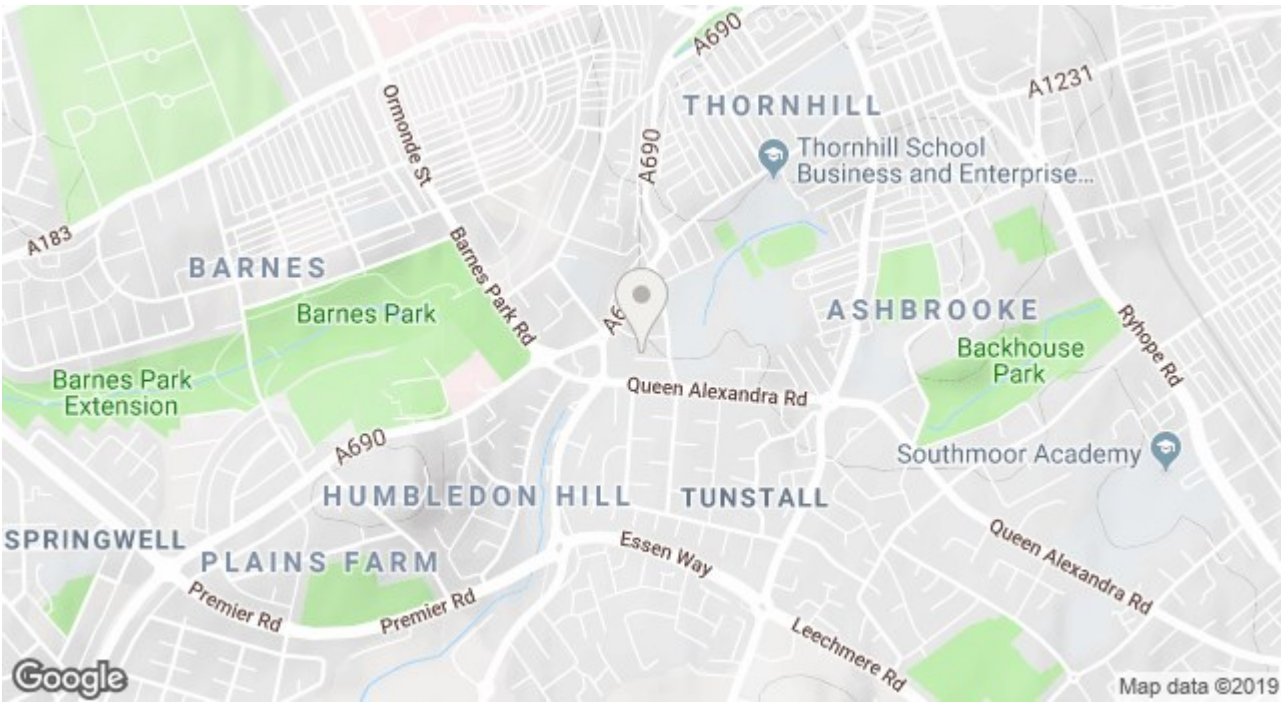
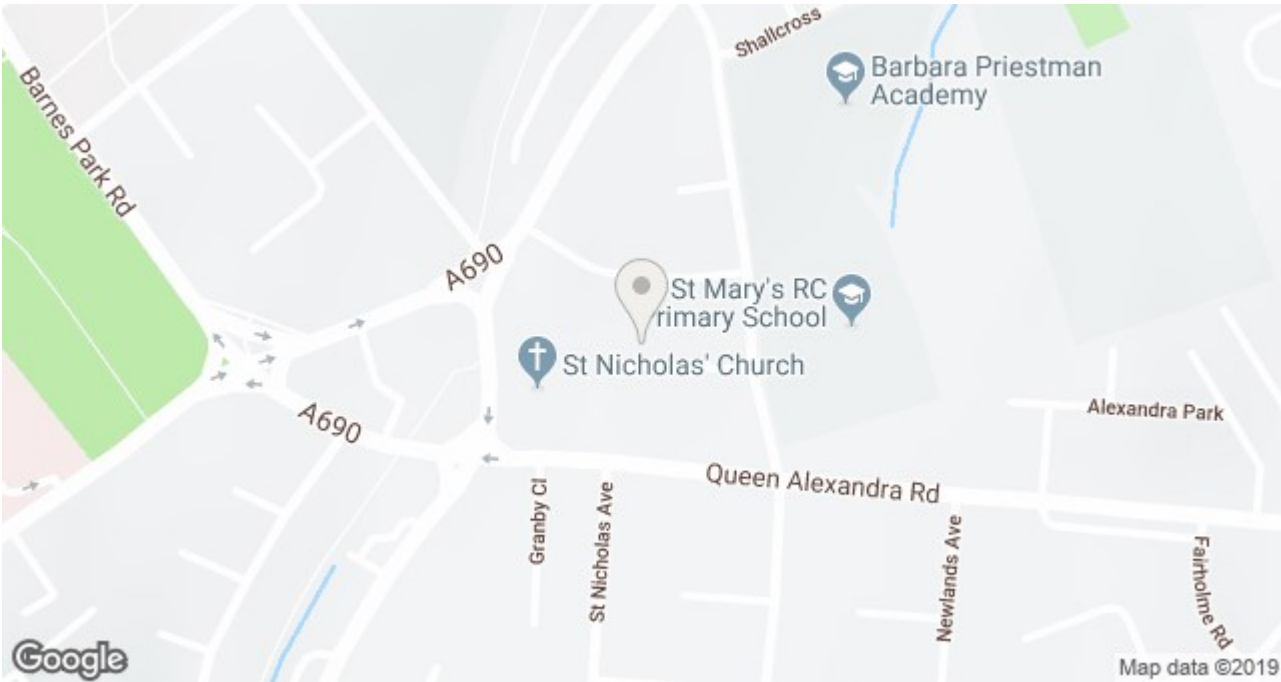
Approx. 59.1 sq. metres (635.8 sq. feet)



Total area: approx. 158.8 sq. metres (1709.1 sq. feet)

Disclosure - This floor plan cannot be relied upon for measuring of any fixtures and fittings and is for illustration purposes only.
Plan produced using PlanUp.

Tattershall, Sunderland, SR2 7RA



Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	