



2 Paddock Lane, Tunstall Village, Sunderland, Tyne & Wear, SR3 2BX

£255,000

**THOMAS WATSON**

Estate Agents

An immaculate 5 bedroom detached house situated in this excellent residential location adjacent to the village centre. The property provides superb accommodation throughout and benefits from full gas central heating and UPVC double glazing. The property briefly comprises hallway, cloaks/WC, large living room, extensive fully fitted luxury kitchen/family room with appliances and bi fold doors leading to rear garden, utility room, 3 first floor bedrooms, en suite shower room /WC, and walk in wardrobe to master bedroom, luxury fully fitted bathroom/WC, 2 additional second floor bedrooms. Integral garage with driveway providing car parking for 2 cars and attractive lawned gardens to the rear. A superb family home.



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### HALLWAY

Central heating radiator.



#### LIVING ROOM 3.81 x 3.23 (12'6" x 10'7")

Central heating radiator. Electric wall mounted fire.



#### CLOAKS/WC 1.10 x 2.03 (3'7" x 6'8")

Central heating radiator. Extractor fan. Wash hand basin in vanity unit and low level wc.



#### KITCHEN/FAMILY ROOM 4.22 x 6.25 (13'10" x 20'6")

Central heating radiator. Tiled floor. Range of fully fitted wall, floor units and work surfaces with central island unit. Stainless steel sink unit and single drainer. Electric oven . Microwave. Ceramic hob. Dishwasher . Fridge freezer. Cooker hood. Bi fold doors giving access to rear garden.



#### KITCHEN/FAMILY ROOM



#### UTILITY 1.76 x 3.10 (5'9" x 10'2")

Range of fitted units. Stainless steel sink unit and single drainer. Plumber for automatic washing machine. Gas combi boiler. UPVC rear door.



#### FIRST FLOOR

## LANDING

Central heating radiator.



## BEDROOM 1 (rear) 3.51 X 3.85 (11'6" X 12'8")

Central heating radiator.



## WALK IN WARDROBE 1.88 x 1.62 (6'2" x 5'4")

Hanging rails

## EN SUITE SHOWER ROOM/WC 1.88 x 1.76 (6'2" x 5'9")

Central heating radiator. Tiled floor. Part tiled walls. Suite comprising shower cubicle with plumbed in shower. Wash hand basin in vanity unit and low level WC.



## BEDROOM 2 (rear) 3.06 x 2.90 (10'0" x 9'6")

Central heating radiator.



## BEDROOM 3 (front) 3.07 x 2.88 (10'1" x 9'5")

Central heating radiator.



## BATHROOM/WC 1.77 x 2.57 (5'10" x 8'5")

Central heating radiator. Part tiled walls. Tiled floor. Suite comprising panelled bath with plumbed in shower, wash hand basin in vanity unit and low level WC. Spot lighting to ceiling.



SECOND FLOOR

### BEDROOM 4 3.54 x 3.87 (11'7" x 12'8")

Central heating radiator. 2 skylights.



### BEDROOM 5 3.23 x 3.86 (10'7" x 12'8")

Central heating radiator. 2 skylights.



### EXTERNAL

Integral garage with driveway proving car parking for 2 vehicles. Attractive gardens to the rear with lawns and patio areas.



### EXTERNAL



#### Disclaimer

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