Tudor Grove, Humbledon, Sunderland

£365,000

WHITE GATES

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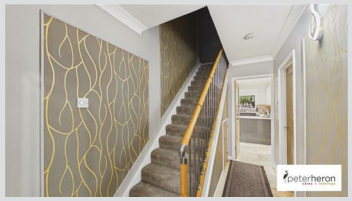
An extended four bedroom detached house, providing impressive and deceptively spacious accommodation. Occupying a particularly unique setting within the sought-after Humbledon Hill area of Sunderland, this one of just two properties originally constructed on the historic site of a former farmyard, enjoying a distinctive position with an interesting sense of history and character. Internally the beautifully presented accommodation includes a hall with staircase to the first floor and a cloakroom/wc. There is an attractive lounge to the front with double doors to a generous dining room with a study area that features a glazed door to the rear garden. The stylish and well-proportioned dining kitchen is fitted with an excellent range of units and there is a useful utility. To the first floor there is a principle bedroom with fitted wardrobes and a luxury en-suite shower room/wc, second bedroom with an en-suite wash room/wc, two further bedrooms and a superb, contemporary family bathroom/wc, incorporating a shower cubicle. Externally there is a garden to the front with a block-paved driveway, an integral garage and a wonderful garden to the rear with artificial grass, patio, decked area, water feature, planted borders and a summer house, providing an excellent entertaining area. This popular location provides easy access to local amenities, shops and schools as well as offering transport connections to Sunderland City Centre and surrounding areas. We highly advise arranging a detailed inspection to appreciate this outstanding home!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via composite entrance door into

Reception Hall



Stairs to first floor with storage under and doors to

Lounge

Double glazed bay window to front elevation. Feature fireplace with wood burning stove, parquet flooring and radiator. Wooden sliding double doors opening into

Dining Room

Parquet flooring, radiator and wooden sliding door to Kitchen & Dining Space

Study Area

Double glazed UPVC French patio doors providing access to the garden. Open plan into study area.

Kitchen & Dining Space

Fitted with a range of high gloss wall and base units with countertops over incorporating a 1.5 bowl sink and drainer with mixer tap. Integrated double oven with gas hob and hood, space provided for an American style fridge freezer. Travertine natural stone tiled flooring, cloakroom/storage cupboard and cast iron radiator. Doors to utility and garage and double glazed window to rear elevation

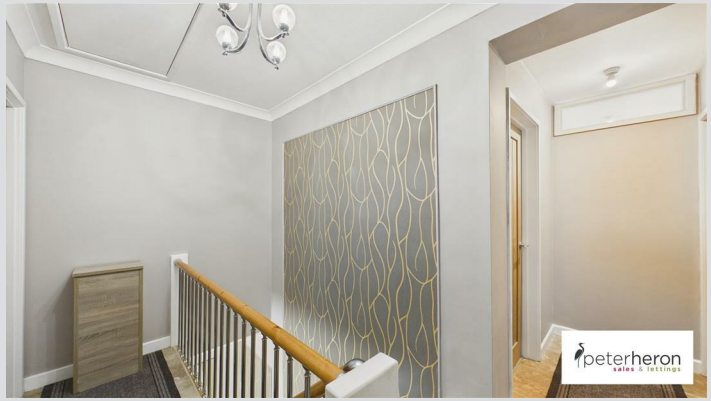
Utility

Wall units and space for a washing machine and dishwasher. Double glazed window and door to rear garden.

Cloakroom/WC

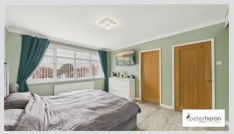
Fully tiled featuring a Low level wc with concealed cistern and a hand wash basin.

First Floor Landing



Storage cupboard and access point to loft.

Principle Bedroom



Double glazed window to front, built in mirrored sliding door wardrobes and a radiator. Door to en suite

MAIN ROOMS AND DIMENSIONS

En Suite Wetroom

Fully tiled with a dual head waterfall shower, low level wc and Jack & Jill hand wash basins. Chrome heated towel rail and LED touch operated mirror

Bedroom 2

Double glazed window to front, 2x radiators and doors to en suite

En Suite

Low level wc with concealed cistern and hand wash basin set unit vanity unit. Radiator and double glazed window.

Bedroom 3

Double glazed window to rear and a radiator

Bedroom 4

Double glazed window to rear and a radiator

Family Bathroom

Fully tiled featuring a bath, shower cubicle, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail and double glazed window to rear

Outside

Generously sized, beautifully landscaped rear garden with lawned, gravelled and decked areas. Benefitting from an attractive, self generating water stream and a well built summerhouse. Generously sized block paved driveway to the front providing off street parking.

Summerhouse

Multi-functional space with windows and door to garden

Garage
Well sized garage accessed via an electric roller shutter door

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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MAIN ROOMS AND DIMENSIONS

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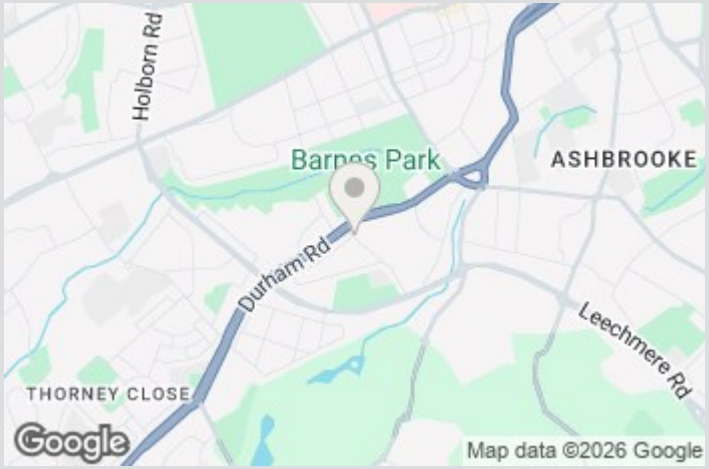
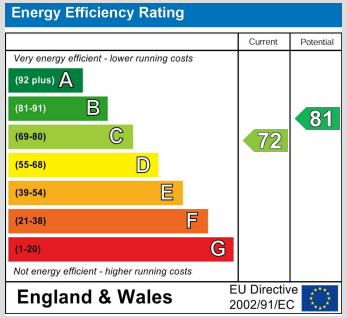
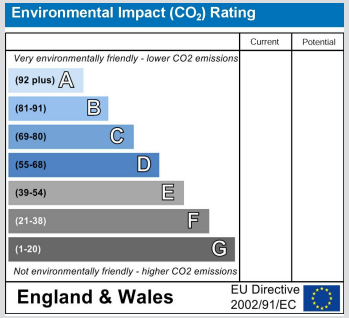


Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.





N E W S

Ground Floor Building 1

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Approximate total area(1)

99.1 m²

1068 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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