

Bracknell Close, Tunstall, Sunderland £350,000











A superbly presented three-bedroom detached bungalow, occupying a substantial landscaped plot with breath-taking open views and an exceptional level of privacy. This impressive home offers spacious and well-appointed accommodation throughout, comprising an inviting entrance porch, welcoming hallway, generous lounge, and a delightful sun room that opens directly onto the beautifully landscaped rear garden. The quality fitted kitchen is both stylish and practical, while the accommodation is completed by a superb master bedroom with en-suite shower room, two further well-proportioned bedrooms, and a modern family bathroom. Externally, the property enjoys a generous plot with an attractive landscaped front garden, ample driveway providing off-road parking, and a stunning rear garden offering a peaceful and private setting with magnificent views. An outstanding bungalow in a highly desirable setting, combining spacious accommodation, beautiful gardens, and spectacular views to create a truly exceptional home.

MAIN ROOMS AND DIMENSIONS

All On Ground Floor
Access via composite entrance door into

Entrance Porch



Accessed via a composite entrance door. Double glazed window to the side elevation and glazed internal door leading into the reception hall.

Reception Hall





Built-in storage cupboard, loft access hatch, and doors leading to all principal rooms.

Lounge





A beautifully presented reception room featuring a panelled feature wall, contemporary herringbone Karndean flooring, two vertical radiators, double glazed window to the rear elevation, and UPVC double glazed French doors opening onto the rear terrace.

Sun Room





A bright and spacious addition to the home with twelve double glazed windows to the front and rear elevations, two skylights, vertical radiator, and UPVC double glazed French doors providing direct access to the garden.

Kitchen






Beautifully appointed with an extensive range of shaker-style wall and base units complemented by solid wood work surfaces incorporating a Belfast sink with chrome mixer tap. Integrated appliances include an electric oven, induction hob with stainless steel extractor hood, fridge/freezer, dishwasher, microwave, and washing machine. Further benefits include a breakfast bar providing seating for two, a useful larder cupboard, glazed display cabinet with integrated wine rack, recessed spot lighting, vertical radiator, contemporary herringbone-effect Karndean flooring, double glazed bay window to the front elevation, and internal door leading to the garage.

Bedroom One




UPVC double glazed French doors opening onto the rear terrace, vertical radiator, built-in wardrobes, and door leading to the en suite shower room.

En Suite Shower Room




Walk-in shower enclosure with dual-head waterfall shower, low-level WC, vanity wash hand basin, chrome heated towel rail, and double glazed window to the rear elevation.

Bedroom Two




Two double glazed windows to the front elevation, panelled feature wall, radiator, and built-in sliding door wardrobes.

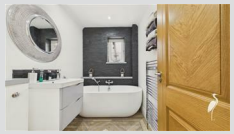
MAIN ROOMS AND DIMENSIONS

Bedroom Three




Double glazed window to the front elevation and double radiator.

Bathroom


Panelled bath with shower mixer tap, low-level WC, vanity wash hand basin, chrome heated towel rail, and double glazed window.

Outside










Occupying a generous plot and carefully designed to provide an excellent balance of lawn, patios and ornamental planting. A generous paved and covered terrace with hot tub, expansive lawn intersected by attractive pathways leading through gravelled borders, established shrubs and a delightful ornamental pond complete with decorative bridge. A variety of mature fruit trees, including pear, apple and plum. To the front, there is an equally generous garden with lawned and paved areas, mature shrubs, and a block paved driveway providing ample off-street parking.

Garage

Accessed via an electric roller shutter door and benefiting from an internal door to the kitchen, window, and UPVC double glazed door leading to the rear garden.

Views






Council Tax Band

The Council Tax 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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Viewings Fawcett Street

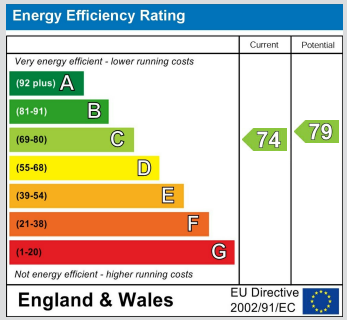
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

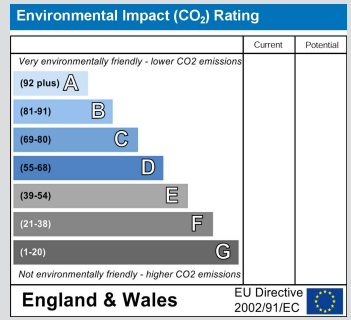
Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.





MAIN ROOMS AND DIMENSIONS





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Approximate total area(1)

105.2 m²

1132 ft²

Balconies and terraces

20.1 m²

216 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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