



1a Sanderling Rise, Burntwood, Staffordshire, WS7 9NZ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£625,000 OIRO

Bill Tandy and Company, Burntwood, are pleased to present this individually designed modern, spacious detached family home located on the fringe of the popular Hunslet development with spacious accommodation having the benefit of UPVC double glazing and gas fired central heating. Occupying a lovely plot the accommodation comprises large reception hall, spacious family living room, superb open plan modern breakfast kitchen with dining area, separate sitting/summer room, utility room, guests cloakroom, office/playroom/bedroom, first floor master bedroom boasting feature open vaulted ceilings and an en suite shower room, there are two further double bedrooms and currently a dressing room from the master bedroom which can be easily converted back to create a fourth bedroom, and a spacious contemporary bathroom. The property sits back behind a block paved frontage which provides ample parking, there is both a lower and ground level garage and a lovely enclosed garden to the rear which offers a good degree of privacy and which extends to the side. In addition this property is equipped with Solar hot water panels, dual coil 250 litre unvented hot water cylinder, Vaillant eco 637system boiler and 8KV photovoltaic panels with converter. An early internal viewing is strongly recommended to fully appreciate the overall space and accommodation this property has to offer.



LARGE THROUGH RECEPTION HALLWAY

approached via a part leaded double glazed panelled entrance door with matching side screen and has oak flooring, carpeted easy tread staircase with oak balustrade with glass inserts which ascends to the first floor, built-in under stairs cupboard, further built-in storage facilities, coving, inset ceiling spotlighting, contemporary style radiator and matching oak panelled doors lead off to further accommodation.

LIVING ROOM

27' 3" x 15' 3" max (12'9" min) (8.31m x 4.65m max 3.89m min) this impressively sized lounge has a UPVC double glazed bay window to front, focal point chimney breast with stone ornamental fireplace surround and raised marble hearth housing a wood burner and flue, inset ceiling spotlighting, part oak and carpeted flooring, contemporary radiators and T.V. aerial socket.

BREAKFAST KITCHEN

16' 5" x 8' 8" (5.00m x 2.64m) offering a comprehensive range of matching contemporary wall and base level storage cupboards, wood block work surfaces with inset sink and drainer unit with mono tap, matching breakfast island with base level storage cupboards and drawers, space for a Rangemaster style cooker with wall mounted extractor hood, space for American style fridge/freezer, inset ceiling spotlighting, UPVC double glazed window to side, contemporary vertical radiator, tiled flooring and opening to:

DINING AREA

16' 5" x 8' 7" max (5.00m x 2.62m max) a particular feature being the open vaulted ceiling and having matching tiled flooring to the kitchen, contemporary vertical radiator, T.V. aerial socket suitable for a wall mounted television, lovely full height double glazed windows overlook the rear garden and a set of UPVC double glazed bi-fold doors open fully giving access to the rear terrace, floor space for breakfast/dining table and a further set of part glazed oak panelled doors open to the sitting/summer room.

SITTING/SUMMER ROOM

10' 9" x 6' 8" (3.28m x 2.03m) having lovely open vaulted ceiling, wooden effect flooring, wall recess shelving and a set of UPVC double glazed French doors with matching side and overhead screens open to the rear garden.

UTILITY ROOM

7' 0" x 5' 1" (2.13m x 1.55m) having fitted roll top work surface, plumbing for washing machine, wall mounted Vaillant central heating boiler and an additional pressure tank system, ceiling light point, tiled flooring, part obscure double glazed composite door alongside a UPVC double glazed window gives access to the rear garden.



GUESTS CLOAKROOM

having a white suite with chrome style fittings comprising dual flush close coupled W.C., copper shelving includes a circular wash hand basin bowl with mono tap, part ceramic splashback wall tiling, co-ordinated tiled flooring, radiator, ceiling light point and an obscure UPVC double glazed window to side.

OFFICE/PLAYROOM/BEDROOM

11' 2" max x 9' 10" max (3.40m max x 3.00m max) this versatile room has a UPVC double glazed window to front, inset ceiling spotlighting, wooden style flooring, radiator and door to ground level garage.

FIRST FLOOR LANDING

having ceiling light point, loft access hatch and panelled doors lead off to further accommodation.

MASTER BEDROOM

15' 8" max x 14' 2" max (10'9" min) (4.78m max x 4.32m max 3.28m min) this wonderful master bedroom suite has a feature open vaulted ceiling with timber beams, dual aspect UPVC double glazed windows to front and side, two radiators, a doorway currently leads to a dressing room/potential fourth bedroom and panelled door opens to:

EN SUITE SHOWER ROOM

having a modern white suite with chrome style fittings comprising dual flush close coupled W.C., wall mounted wash hand basin with mono tap and a walk-in shower cubicle with glazed splash screen door and wall mounted shower unit, complementary full height wall tiling, co-ordinated tiled flooring, chrome heated towel rail, ceiling light point and an obscure UPVC double glazed window to front.



BEDROOM TWO

15' 5" max (11'8" min) x 14' 7" (4.70m max 3.56m min x 4.45m) having UPVC double glazed window to front with feature part sloping ceilings to either side, inset ceiling spotlighting, radiator, two eaves storage cupboards and doorway to a walk-in wardrobe which may be converted to an en suite bathroom with an obscure UPVC double glazed window to side.

BEDROOM THREE

10' 11" x 9' 2" (3.33m x 2.79m) having UPVC double glazed window overlooking the rear garden, coving, inset ceiling spotlighting and radiator.

BEDROOM FOUR/DRESSING ROOM

11' 8" x 9' 2" (3.56m x 2.79m) currently used as a dressing room from the master bedroom and can easily converted to create a fourth separate bedroom having a UPVC double glazed window overlooking the rear garden, coving, inset ceiling spotlighting and radiator.

FAMILY BATHROOM

11' 2" x 8' 5" (3.40m x 2.57m) this impressive and spacious family bathroom has a contemporary white suite with chrome style fittings comprising dual flush close coupled W.C., large vanity curved wash hand basin with mono tap with storage drawers below, feature free-standing slipper style bath with wall mounted mono shower tap attachment and walk-in double shower cubicle with glazed splash screen and wall mounted shower unit, part ceramic splashback wall tiling, co-ordinated tiled flooring, chrome heated towel rail, inset ceiling spotlighting and an obscure UPVC double glazed window to rear.



OUTSIDE

The property sits back predominantly behind a block paved driveway which provides ample parking for numerous vehicles, and a matching block paved driveway extends to the lower level garage. There is ornamental garden walling and steps, a pitched open canopy timber porch to the main entrance door, wall mounted courtesy lighting. Set to the rear is a delightful fence enclosed tiered garden offering a good degree of privacy having a lower level paved patio seating area with steps leading up to a further paved patio with brick built barbecue and lawned gardens extending to the upper tier, with raised gravelled borders incorporating shrubs and small trees. The garden also includes lovely retaining stone walling and extends alongside the property having a further lawned area with matching borders.

LOWER LEVEL GARAGE

20' 2" x 15' 9" (6.15m x 4.80m) approached via a vehicular entrance shutter door and having light and power points.

GROUND LEVEL GARAGE

11' 8" x 11' 1" (3.56m x 3.38m) approached via double security entrance doors and having light and power points and door to internal accommodation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

TENURE

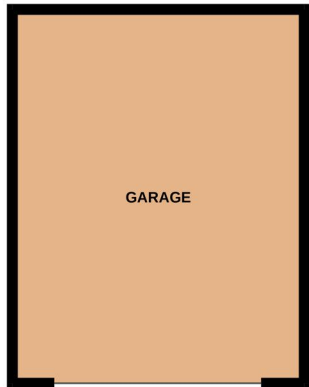
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

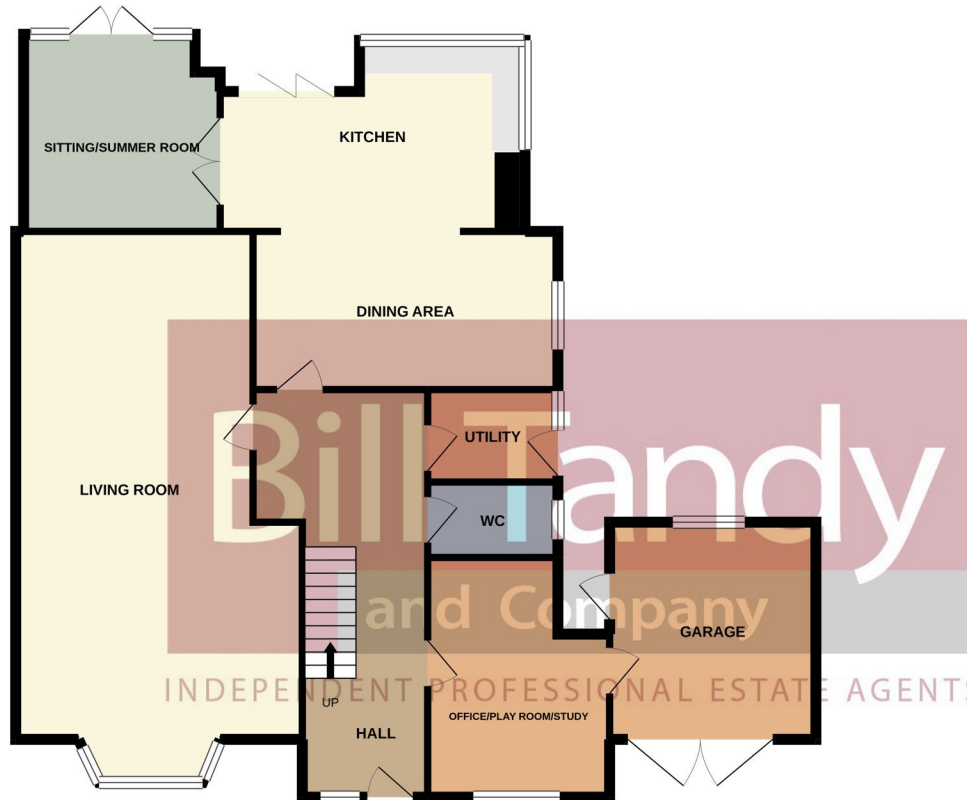
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

BASEMENT
318 sq.ft. (29.5 sq.m.) approx.



GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



1ST FLOOR
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 2461 sq.ft. (228.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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