















We are pleased to present this exceptional five-bedroom townhouse located in the prestigious East Boldon development of Sandpiper View.

This three-storey semi-detached home is nestled on the edge of Cleadon Village, a highly sought-after area that offers easy access to local shops, schools, and various amenities, as well as excellent transport links, in particular East Boldon Metro Station, making it ideal for commuting.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room, perfect for relaxation and entertaining. The ground floor also features a convenient WC and a modern kitchen/dining/family room, which serves as the heart of the home, ideal for family gatherings and social occasions.

The first floor comprises a well-appointed landing that leads to three generously sized bedrooms, a family bathroom, and an en suite bathroom attached to the second bedroom, providing added privacy and convenience. Ascending to the second floor, you will find the principal bedroom, complete with its own en suite bathroom and access to a private terrace or balcony, offering a tranquil space to unwind. The fifth bedroom on this level is versatile and offers a good range of fitted wardrobes and could be ideal as a dressing room.

Externally, the property boasts a charming front garden and a side driveway that leads to a garage, ensuring ample parking. The rear garden is a true highlight, featuring a lovely open aspect over Boldon Flats Nature Reserve and beyond. It includes a paved patio area, perfect for al fresco dining, and a well-maintained lawn, making it an ideal space for outdoor activities and relaxation.

This stunning property is sure to impress all who visit, and we highly recommend scheduling a viewing to fully appreciate its many features and the lifestyle it offers.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door.

## Reception Hall



Cloaks cupboard, spindle balustrade staircase, UPVC double glazed window to side, tiled floor, single radiator.

## Ground Floor WC



Low level WC with concealed cistern and washbasin - attractive white suite with part tiled walls, tiled floor, fitted mirror and wall mounted extractor.

## Lounge 15'0" x 11'11"



UPVC double glazed windows to front and double radiator.

## Living Kitchen 19'1" x 21'11"



A wonderful space ideal for families and entertaining featuring an open plan arrangement with a splendid dining area and adjoining sitting room.

## Kitchen Area



An impressive island forms the centrepiece of the room and is accompanied by wall and base units with Quartz working surfaces and upstands together with an inset 1 1/2 bowl sink with pedestal mixer tap. Integrated appliances include a Neff wine cooler, Neff induction hob with overhead extractor hood, Neff split level electric oven and grill, Neff fridge freezer and Neff dishwasher.

A wall cupboard discreetly conceals a wall mounted gas system boiler serving radiators and an unvented hot water cylinder providing pressurised water throughout the property. Worktop lighting, tiled floor, LED downlights to ceiling, two single radiators, UPVC double glazed window to side, vaulted ceiling with sky light and UPVC double glazed bi-folding doors leading out onto a raised patio seating area with tiling that matches with the kitchen area and providing a wonderful "indoor - outdoor" flow.

## Sitting Room 13'4" x 8'11"



Herringbone patterned LVT wood effect flooring, UPVC double glazed windows to rear looking out towards Boldon Flats Nature Reserve, contemporary design vertical column radiator, fitted cupboards and wall preparation for flat screen TV, door to storage area within garage.

## First Floor Landing



Built in cupboard housing Heatrae Sadia Premier Plus unvented hot water cylinder and single radiator.

## Bedroom 2 13'10" x 12'0"



Single radiator and UPVC double glazed windows to rear taking in views across Boldon Flats Nature Reserve.

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# MAIN ROOMS AND DIMENSIONS

## En-Suite Shower Room



Low level WC with concealed cistern, pedestal washbasin and large walk in shower enclosure - attractive white suite with part tiled walls, tiled floor, ladder design heated towel rail, ceiling mounted extractor unit, LED downlights.

## Bedroom 3 11'4" x 11'8"



Maximum width into recess, attractive wall panelling, single radiator, UPVC double glazed window to front.

## Bedroom 4 6'11" x 8'11"



UPVC double glazed window to front and single radiator.

## Bathroom 6'9" x 9'6"



Low level WC, pedestal washbasin, panel bath with hand held mixer shower and walk in shower enclosure with tiled walls, fitted mirror - attractive white suite with wall and floor tiles, UPVC double glazed window to rear, wall mounted extractor unit, electric shaver point and ladder design heated towel radiator.

## Second Floor Landing



UPVC double glazed window to side taking in views across Boldon flats, single radiator, access point to loft, bulk head storage cupboard.

## Principle Bedroom 13'10" x 11'10"



Single radiator, UPVC double glazed French doors leading directly out onto a large patio seating area with unspoilt views to the East, South and West across Boldon Flats Nature Reserve.

## En-Suite Shower Room



Low level WC, pedestal washbasin and large walk in shower

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# MAIN ROOMS AND DIMENSIONS

enclosure - attractive white suite with wall and floor tiles, fitted mirror, Velux window, LED downlights, wall mounted extractor unit and ladder design heated towel rail.

## Bedroom 5 9'11" x 18'11"



Maximum width into fitted wardrobe, 3 x UPVC double glazed windows to front, single radiator.

## Outside



Open plan laid to lawn gardens to the front with a drive to the side providing off street parking for up to two cars. Garage to side with electric remote control door. Communal off street parking located to front.

Gardens to the rear enjoy a wonderful south easterly aspect capturing the sunshine most of the day and feature an extensive porcelain tiled patio with raised beds and steps leading down to manicured lawn from which you can enjoy the wildlife in Boldon Flats Nature Reserve.

## Garage

Garage with electric remote control roller shutter door. Access to storage area in ceiling void via folding timber ladders. Lights and sockets.

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at [peterheron.co.uk](http://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.

## Council Tax Band

The Council Tax Band is Band E.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Communal Payment

We have been advised that the residents pay an annual charge of approximately £200.00 towards gardens and maintenance etc.

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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		
	86	93
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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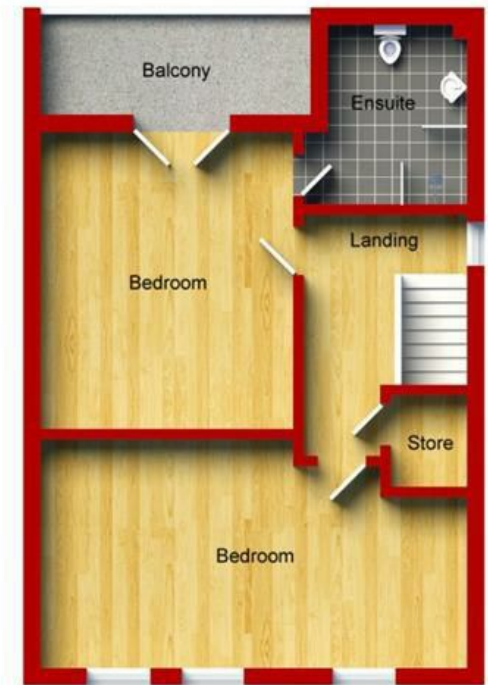




Ground Floor  
Approximate Floor Area  
83.92 sq.m)



First Floor  
Approximate Floor Area  
57.46 sq.m)



Second Floor  
Approximate Floor Area  
51.01 sq.m)