















A superb 4 bed double fronted detached house, set within a mature south facing 1/3 Acre garden plot, this charming period style home built circa 1920, offers a superb opportunity to those families searching for a private and secluded position within the highly desirable village of Cleadon.

The property offers a flexible layout with internal accommodation comprising entrance lobby, reception hall, principle living room with French doors overlooking the gardens, an adjoining dining room, lounge, kitchen with separate utility, 3 double sized ground floor bedrooms, an en-suite and a bathroom, whilst to the first floor level there is a 4th king-size bedroom.

It is worth noting; our clients created a self contained Annex for their parents which included a living room, kitchen, double bedroom and ensuite shower room and this may also suit those extended families sharing similar living arrangements.

The property is located within a very private plot and is accessed via a long driveway just off Sunderland Road and features a drive to the front with double length garage, whilst the rear gardens have been beautifully landscaped and feature various destinations where one can enjoy the morning, afternoon and late evening sunshine. Within the gardens there is a vegetable plot with greenhouse, a wildlife garden and livery stable; perfect for those equestrian enthusiast's or those who require an office space for home working.

Something quite special, this stunning home is indeed a rare introduction to the market and is sure to appeal to all, but can only be fully appreciated upon internal inspection!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Part glazed timber door to entrance porch.

## Entrance Lobby

Tiled floor, Georgian design part glazed door to reception hall.

## Reception Hall

With turn spindle balustrade staircase, under stairs storage cupboard and large walk-in cloak cupboard.

## Principle Living Room 20'2" x 12'10"



Double glazed French doors overlooking the exquisite gardens, additional UPVC double glazed windows to side elevation, double radiator, fireplace, bi-folding doors to dining room.

## Dining Room 11'0" x 21'6"



This wonderful space is perfect for entertaining and shares an open plan arrangement with the principal living room and enjoys beautiful views towards the gardens, whilst in addition there are UPVC double glazed windows serving a dual aspect and 2 x single radiators.

## Kitchen 13'8" x 17'3"



Featuring a lovely open plan arrangement with an extensive range of base and eye level units with granite coloured working surfaces incorporating a single drainer stainless steel sink unit, electric halogen hob, built-under electric oven, overhead extractor hood, plumbing for dishwasher and space for under bench fridge. Floor to ceiling cupboards within the kitchen provides space for a large fridge freezer and there is also an electric induction hob and a peninsula overlooks the breakfasting area with bay window and box seating area, UPVC double glazed windows to the front and side aspects.

## Utility 9'0" x 4'9"



Base and eye level units with granite coloured working surfaces incorporating a single drainer stainless steel sink unit, space for gas cooker, wall mounted Worcester Bosch 30cdi combination boiler serving hot water and radiators, UPVC double glazed window to side elevation, double radiator and tiled flooring.

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# MAIN ROOMS AND DIMENSIONS

**Lounge 13'11" x 16'9"**



Timber frame double glazed bay window overlooking exquisite rear gardens, double radiator, electric fire and cupboards to alcoves.

**En-Suite 8'10" x 6'3"**



Low level WC, pedestal wash hand basin and corner shower cubicle - attractive white suite with wall tiles, UPVC lined ceiling, stripped and polished floors, UPVC double glazed window and single radiator.

**Bedroom 2 13'11" x 14'8" (into bay)**



Hardwood double glazed bay window overlooking rear gardens, double radiator, stripped and polished floors, cast iron open fire, inter connecting door to lounge.

**Bedroom 1 15'6" x 8'11"**



UPVC double glazed windows to front and side elevations, UPVC double glazed French doors leading directly out onto the rear garden sun terrace, stripped and polished floor boards, fitted wardrobes and overhead cupboards.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 10'6" x 14'6"



UPVC double glazed window to side elevation and a double radiator.

## Bathroom 7'0" x 10'4"



Fitted with low level WC, bidet, pedestal wash hand basin,

panelled bath and corner shower cubicle - white suite with part tiled walls, tiled floor, timber frame double glazed window to side elevation and a heated towel rail.

## First Floor Landing

Large storage cupboard and serving the master bedroom.

## Bedroom 4 12'10" x 17'6"



Exposed beams to ceiling, UPVC double glazed windows with plantation shutters overlooking the gardens, walk-in wardrobe and double radiators.

## Outside



Long drive to front with space for numerous cars, attached brick garage with up and over door. A stunning garden plot measuring over one third of an acre, featuring extensive lawns, a wildlife garden, established borders, a rose garden with pergola, BBQ, vegetable garden with greenhouse, an orchard and various seating arrangements to enjoy the sunshine on this fabulous south facing plot. Enjoy your

breakfast on the sun terrace accessed directly from the main living room and enjoy your BBQ's on an evening with the late sunshine.

## Garage 30'0" x 9'3"

Double length garage with UPVC double glazed window and door leading out into rear gardens, space and plumbing for automatic washing machine, fridge freezer and tumble dryer.

## Livery Stable Block 9'3" x 17'3"

Stable door and single glazed window with storage area for compost bins etc...

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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# MAIN ROOMS AND DIMENSIONS

## Important Notice Part 2

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## Sea Road Viewings

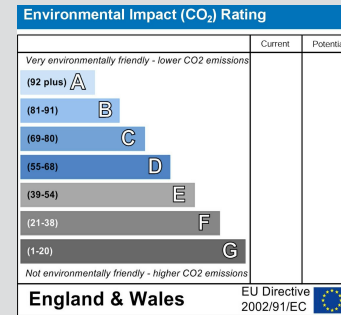
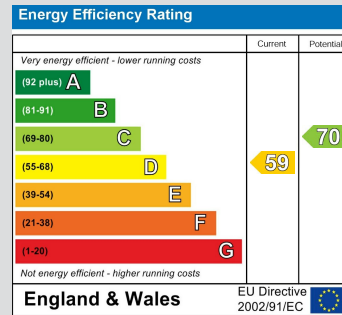
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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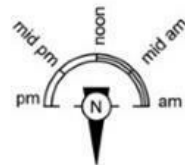
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Ground Floor  
Approximate Floor Area  
(166.60 sq.m)



First Floor  
Approximate Floor Area  
(34.88 sq.m)

14 Sunderland Road