









A most impressive five bedroom semi detached home, occupying a superb position within the highly regarded Cleaton Meadows estate. Internally the immaculately presented accommodation on the ground floor includes a hall with staircase to the first floor, lounge to the front and a fabulous open plan dining kitchen, fitted with a range of contemporary units and French doors to the south west facing rear gardens. On the first floor there are five bedrooms, one boasting en-suite shower room and a wonderful family bathroom. Externally there is a block paved driveway to the front providing off street parking with access to an integral garage whilst to the rear there is a delightful lawned garden with patio seating area.

A significant additional feature of note is the properties Solar PV system, which generates and stores electricity, feeds the hot water system via an inverter and has the potential to provide cheap electric car charging, ensuring excellent energy savings, whilst any excess energy is exported back to the grid for financial gain. Occupying a quiet cul de sac position, the property is conveniently located immediately next to Cleaton Village Centre via a convenient walkway from the estate, providing access to the local nursery, cafes, restaurants, bars and shops, and is just a 5 minute stroll from Cleaton Village Church of England Academy. The property is also well placed for East Boldon Metro station making it ideal for those who wish to commute through to Newcastle Upon Tyne and also is within easy reach of Sunderland's magnificent coastline with award winning Blue Flag beaches. Immediate internal inspection is unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall



Double radiator and staircase to first floor with storage under.

Lounge 14'8" x 12'5"



Double glazed windows to front and double radiator.

Kitchen 17'8" x 8'6"



Range of wall and base units with wooden countertops over

incorporating an undermount sink and drainer with mixer tap. Integrated oven, electric hob and cooker hood, space for fridge freezer, washing machine and dishwasher. 2x double glazed windows to rear, radiator and door to garage. Opening into dining area.

Dining Area 12'5" x 9'10"



Double glazed French UPVC doors to rear and 2x double radiators.

Separate WC



Low level WC and washbasin, chrome heated towel rail and double glazed window to front.

First Floor Landing



Spacious landing with access hatch to loft.

Bedroom 1 13'7" x 11'1"



Double glazed French UPVC doors to balcony, double radiator and door to en suite.

En-Suite Shower Room



Low level WC, washbasin vanity unit and walk in waterfall shower.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'7" x 10'11"



Double glazed window to front and double radiator.

Bedroom 3 12'0" x 10'11"



Double glazed window to rear and double radiator.

Bedroom 4 11'2" x 7'6"



Double glazed window to rear and double radiator.

Bedroom 5 8'1" x 7'4"



Double glazed window to front and double radiator.

Bathroom



Low level WC, washbasin and bath with waterfall shower over, heated towel rail and double glazed window to rear.

Outside



Block paved driveway to the front providing off street parking with electric car charging point. To the rear, generous lawned and block paved garden with an outhouse. To the side elevation, an enclosed block paved area with gates to front and rear.

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.

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

MAIN ROOMS AND DIMENSIONS

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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

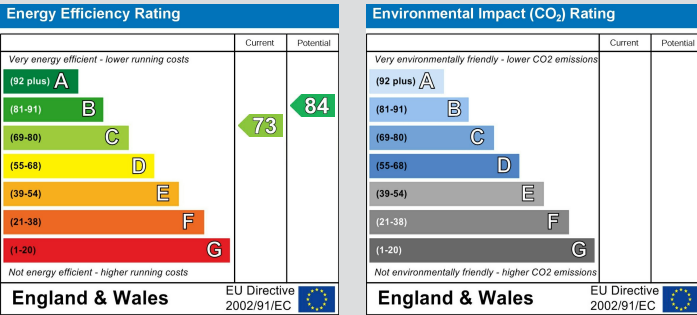
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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.



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