















This beautifully presented Post-war four bedroom bay window semi detached home sitting within a stunning, well established mature garden plot offers a comfortable, well modernised internal living space ideal for those discerning families who wish to live within "The Plantation" of Cleadon village. Internal accommodation comprises reception hall, lounge, garden room sharing an open plan arrangement with the dining room and kitchen, utility, four first floor bedrooms, a large en-suite bathroom to the principal bedroom and family bathroom. Benefiting from gas central heating and UPVC double glazing, the property has beautifully appointed gardens to the front with a drive leading to integral garage and magnificent south west facing gardens to the rear with established lawns, well stocked mature borders, water features and various patio seating areas, all sharing the optimum in privacy. Walking distance of all local amenities set within the highly sought after and picturesque village of Cleadon which is well known for its semi rural situation, offering easy access to the coast, nearby villages of Whitburn and East Boldon, and within easy reach of the wider North East conurbation including Sunderland City Centre, South Shields, Newcastle and Durham City. Perfect for those who require a "Turn-key" living space, this delightful home is sure to impress all who view!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to lobby.

## Entrance Lobby

Timber effect tiled floor, wall panelling to dado level and part glazed door to hall.

## Reception Hall



Turned spindle balustrade staircase, decorative wall panelling, understairs cloaks cupboard, radiator with radiator cover, UPVC double glazed window to front and wood effect laminate flooring.

## Lounge 12'2" x 18'2"

Maximum dimensions into bay with UPVC double glazed windows to front boasting plantation shutters, wood effect laminate flooring, double radiator, picture rail, coved cornicing to ceiling, living flame gas fire set within ornate style surround with tiled hearth and stone effect surround.

## Dining Room 7'11" x 15'4"



Fireplace recess with space for electric or wood burning stove, contemporary design column radiators, wood effect laminate flooring and open plan to garden room.

## Garden Room 9'10" x 14'4"



Vaulted ceiling with large Velux windows, UPVC double glazed windows and French doors overlooking the magnificent south west facing rear garden, wood effect laminate flooring and radiator. The dining room shares an open plan arrangement with the kitchen.

## Kitchen 13'1" x 7'9"



Beautifully crafted kitchen with a range of base and eye level units with marble effect Quartz worktops and upstands incorporating an inset 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, UPVC double glazed windows overlooking the rear garden, worktop lighting, fitted shelving, wall panelling, decorative tiled splashbacks, integrated appliances include gas hob with overhead extractor hood, split level double electric oven and integrated dishwasher.

## Utility 7'10" x 7'1"



Plumbing for washer, space for tumble dryer and fridge freezer, wall mounted Baxi Duo Tech combination boiler serving hot water and radiators. Interconnecting door to garage.

## First Floor Landing



Access point to loft.

## Bedroom 1 (front) 16'6" x 15'1"



UPVC double glazed windows to front with plantation shutters, contemporary design column radiator, coved cornicing to ceiling, glass doors to en-suite.

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# MAIN ROOMS AND DIMENSIONS

## En-Suite Bathroom 7'3" x 15'0"



Low level WC, wall mounted washbasin, double ended bath with shower mixer taps, large walk in shower enclosure with wall and floor tiles, ladder design heated towel rail x2 and UPVC double glazed window with plantation shutters to rear.

## Bedroom 2 (front) 10'10" x 14'3"



Into bay with UPVC double glazed windows with plantation shutters to front, single radiator, picture rail and covered cornice to ceiling.

## Bedroom 3 (rear) 12'0" x 11'0"



UPVC double glazed window to rear and single radiator.

## Bedroom 4 (front) 8'3" x 9'1"



UPVC double glazed window to front and single radiator.

## Shower Room



Washbasin vanity unit with cupboards under and walk in shower enclosure - white suite with tile effect vinyl flooring, part tiled walls, ladder design heated towel rail x2 and UPVC double glazed window to rear.

## Separate WC



Part tiled walls, tile design cushion flooring, UPVC double glazed window and covered cornice to ceiling.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Beautiful gardens to the front with attractive natural landscaping, College set drive providing off street parking which leads to integrated garage and enclosed mature gardens to the rear. Magnificent enclosed gardens to the rear with a large patio seating area accessed directly from the garden room, overlooking extensive lawns with mature borders and a fish pond. Meandering path leading down to second water feature with seating area, archway leads through to another gorgeous garden and a gates leads through to secret garden with timber shed and greenhouse.

### Garage 15'2" x 16'6"

Remote control electric Hormann Supramatic sectional door , electric car charge point, lights and sockets.

### 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

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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

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.

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		
England & Wales		EU Directive 2002/91/EC

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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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