



North Drive, Cleaton, Sunderland

£299,950







Enjoying a highly favoured position fronting onto a quiet green just off Boldon Lane, this popular style three bedroom semi detached home with spacious south facing gardens to the rear featuring an impressive summerhouse, offers an excellent opportunity to families who wish to live in this highly sought after location.

The property internally has attractive contemporary decor throughout and features accommodation comprising entrance porch, reception hall, lounge, large open plan dining kitchen with island, separate utility, ground floor WC, whilst at first floor level there are three bedrooms and a bathroom. Benefiting from gas central heating and UPVC double glazing, the property has a double drive to the front, garage to the side with remote control door. Just a short walk from Cleadon Village Academy, the property is close to outstanding local amenities set within this picturesque conservation village well renowned for its quiet semi rural location yet is within easy reach of the Coast and award winning Blue Flag beaches together with being convenient for major routes leading through to the wider north east region making this a firm favourite with those commuters who need to travel through to Newcastle Upon Tyne, Durham City and beyond. Internal inspection is unreservedly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Entrance Porch

UPVC double glazed door to

## Reception Hall

Double radiator, wood effect laminate flooring, understairs storage cupboard, alarm control panel.

## Lounge 11'6" x 13'2"



Into bay with UPVC double glazed window overlooking front garden, wall mounted remote control electric fire, coved cornicing to ceiling, wood effect laminate flooring, single radiator.

## Living Kitchen 17'11" x 14'7"



Maximum dimensions into bay overlooking rear gardens. This is a wonderful space perfect for families and entertaining and features a good selection of base and eye level units with wood effect working surfaces and a single drainer unit with pedestal mixer tap. An island to the centre of the room has a seating area around it and there is space around the room for a fridge freezer, a range cooker with extractor hood and automatic dishwasher. Wood effect laminate flooring, UPVC double glazed French doors leading out to rear gardens, double glazed window overlooking gardens, single radiator.

## Utility 8'2" x 6'8"

Space and plumbing for automatic washing machine and space for tumble dryer, additional room for fridge freezer, UPVC lined ceiling and walls, tiled floor.

## Ground Floor WC

Low level WC, pedestal washbasin - white suite with tiled floor, UPVC double glazed window, wall mounted gas combination boiler serving hot water and radiators.

## First Floor Landing

Attractive arched window.

## Bedroom 1 (front) 11'10" x 11'6"



UPVC double glazed window to front, single radiator, wood effect laminate flooring.

## Bedroom 2 (rear) 11'6" x 10'8"



UPVC double glazed window to rear, laminate flooring, double radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 (front) 7'8" x 8'9"



Incorporating bulk head, UPVC double glazed window to front, single radiator.

## Bathroom



Low level WC, pedestal washbasin and panel bath with

shower mixer tap - attractive white suite with wall tiles, tile effect laminate flooring, UPVC double glazed window, single radiator.

## Outside



Block paved drive to the front with off street parking for two cars leading to attached brick GARAGE. Passage to side leading through to spacious south facing gardens to the rear with extensive lawns and various seating areas perfect for Alfresco dining and lazy summer days. Access via the UPVC double glazed French doors there is a raised timber decked seating area which then feeds onto a lawned section and within the gardens there is an impressive summer house.

## Summerhouse 7'6" x 12'7"



This room is perfect for home office workers or entertaining and features live timber walls with LED downlights, laminate flooring and UPVC double glazed windows and French doors together with some single glazed windows and is a wonderful addition to this already impressive garden.

## Garage 7'7" x 13'2"

With remote control electric door.

## Important Notice Part 1

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# MAIN ROOMS AND DIMENSIONS

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## Sea Road Viewings

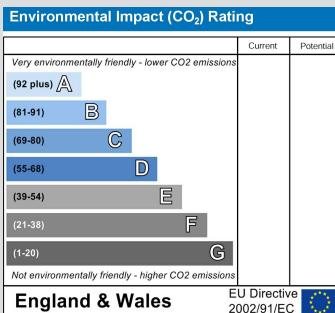
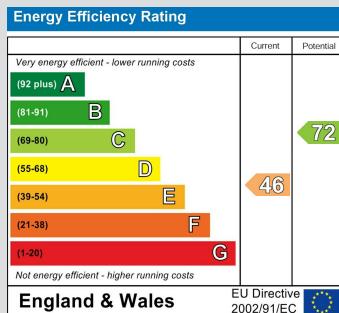
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

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