









Nestled in the desirable Sunnyside Terrace, Cleaton, this impressive semi-detached house offers a perfect blend of character and modern living. With five spacious bedrooms and three well-appointed bathrooms, this Edwardian property is ideal for families seeking both comfort and style.

The accommodation is thoughtfully arranged over three floors, showcasing an extensive programme of sympathetic updates and extensions that enhance its original charm. The heart of the home is a stunning 25ft living room/kitchen, featuring high-quality fitted units and integrated appliances, which seamlessly flows into a delightful garden room that overlooks the beautifully maintained gardens. The property also boasts two generously sized reception rooms, providing ample space for relaxation and entertainment, along with a convenient ground floor toilet and utility area.

On the upper floors, the large master bedroom benefits from a luxurious en-suite shower room, while four additional well-proportioned bedrooms include a second en-suite, ensuring comfort for all family members. A beautifully appointed family bathroom completes the upper level.

Externally, the gardens are a true highlight, offering a generous and secluded space with lush lawns, paved areas perfect for outdoor entertaining, a bark play area for children, and a variety of established trees and shrubs, the property also features an attached garage with an electrically operated remote-controlled door, alongside ample driveway parking.

Situated within the highly regarded village of Cleaton, residents enjoy excellent amenities, including restaurants, shops, and high-performing local schools, with further facilities available in nearby South Shields and Sunderland. The location is ideal for commuting, with easy access to the Metro system and regional road networks.

This remarkable property is a fine example of quality living, and an internal inspection is essential to fully appreciate its many attractive feature

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Tiled floor.

Reception Hall



Excellent range of quality fitted cupboards and drawers set under the stairs, wood flooring, wall panelling to dado rail level and vertical radiator.

Cloakroom/Utility 7'6" x 7'1"

Low level WC, washbasin vanity unit with mixer tap and cupboard under, fitted wall units, plumbed for automatic washing machine, tiled floor and Viessman gas central heating boiler.

Lounge 10'11" x 11'11" into bay window



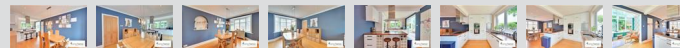
Multi fuel burning stove with tiled hearth, coved cornicing and ceiling rose, wood flooring, vertical radiator and UPVC double glazed bay window with plantation shutters.

Sitting Room 12'2" x 9'11"



Plasma design flame effect gas fire, fitted shelving to alcoves, French doors to rear garden, vertical radiator and wood flooring.

Living Room/Kitchen 25'0" into bay x 10'11"



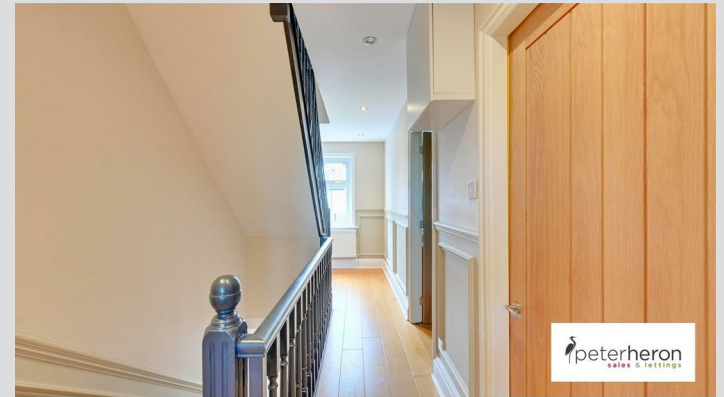
Range of fitted wall and floor units incorporating African walnut working surfaces, built in Neff electric double oven, Neff electric hob, integrated Neff gas hob, stainless steel extractor hood, integrated Neff dishwasher, integrated fridge, integrated freezer, breakfast bar, decorative tiled splashbacks, wood flooring, UPVC double glazed windows to rear, UPVC double glazed bay window to side with plantation shutters and feature vertical radiator. Opening into garden room.

Garden Room 14'10" x 8'6"



French doors to rear garden, wood flooring and vertical radiator.

First Floor Landing



Wood flooring, wall panelling to dado rail level, radiator and stairs to upper floor.

Bedroom 1 18'2" x 8'6"



UPVC double glazed windows to front and side aspects, wood flooring and two radiators.

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MAIN ROOMS AND DIMENSIONS

En-Suite Shower Room



Low level WC with concealed cistern, washbasin vanity unit with mixer tap and cupboard under, large tiled shower enclosure including ceiling mounted rainfall shower and separate handheld shower fitting, mirrored cabinet with LED lights over, tiled walls, tiled floor with underfloor heating.

Bedroom 2 12'2" x 10'9"



Wood flooring and radiator.

Bedroom 3 12'2" x 10'7"

Wood flooring and radiator.

Family Bathroom



Low level WC, washbasin vanity unit with mixer tap and drawer under, panel bath with mixer tap and shower over with shower screen, mirrored cabinet with LED lights over, extractor fan, part tiled walls, tiled floor with under floor heating and heated towel radiator.

Second Floor Landing



Velux window, stripped and polished flooring.

Bedroom 4 17'4" x 11'0"



Three Velux windows, wood flooring, eaves storage cupboards and radiator.

Bedroom 5 7'8" x 13'9"



Stripped and polished flooring, eaves storage cupboard and radiator.

En-Suite Bathroom



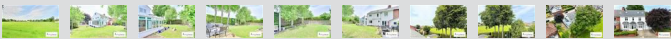
Low level WC, washbasin vanity unit with mixer tap and cupboard under, panel bath with rainfall shower and separate handheld shower fitting and shower screen, stripped and polished flooring, Velux window and heated towel radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Established gardens to the front, side and rear with mature plants, trees and shrubs, lawns, paved areas, two useful outhouses and play area to side with bark finish. Attached garage with remote control electric roller shutter door.

Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

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

Important Disclaimer

Disclaimer – Historical Flooding

Please note that this property was subject to flooding approximately 25 years ago which resulted in underpinning. The matter was fully resolved at the time, and the property holds a Certificate of Structural Adequacy confirming its stability and suitability for continued occupation.

The current owners have experienced no ongoing issues.

This information is provided for transparency and prospective buyers are encouraged to make their own enquiries as part of the usual due diligence process.

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Sea Road Viewings

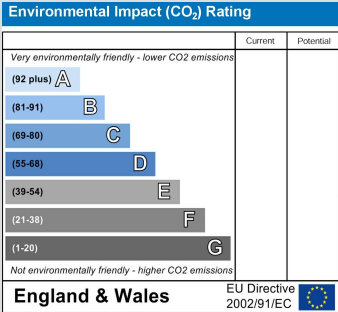
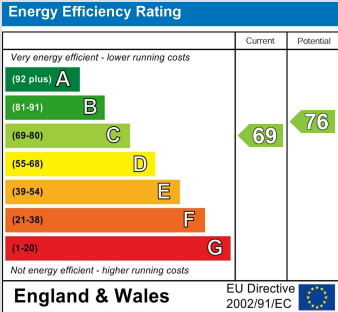
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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