













Enjoying a highly sought after situation within the picturesque village of Cleadon on a modern development located just off Moor Lane and close to Boldon Flats nature reserve, this beautifully presented four bedroom two bathroom and three reception room detached residence with west facing gardens to the rear has recently undergone a comprehensive refurbishment programme and offers superb "turn-key" internal living accommodation which is literally ready to move into. Available with no upward chain, this stunning home is perfect for those families who wish to live within a Village setting with outstanding schools nearby, but with the convenience of excellent commuting links through to major cities. Internal accommodation comprises entrance porch, reception hall, ground floor WC, living room, dining room, garden room, outstanding kitchen with integrated Bosch appliances, separate utility, four well proportioned bedrooms, en-suite shower room and family bathroom. Gardens to the front are accompanied by a double width drive and double garage with Hormann remote control electric doors whilst to the rear, generous gardens enjoy attractive landscaping and a westerly aspect. Additional features of note include gas central and UPVC double glazing. Set within a lovely countryside situation and within easy walking distance of neighbouring villages, Whitburn and East Boldon, the property is ideal for Sunderland's magnificent coastline and award winning blue flag beaches. Available with no upward chain, this home is sure command a huge level of interest and we highly recommend immediate internal inspection to avoid disappointment.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Composite door to

## Entrance Porch

Part glazed door to

## Reception Hall



Staircase to first floor, Amtico flooring and radiator.

## Ground Floor WC



Low level WC and washbasin vanity unit.

## Living Room 11'1" x 20'8"



UPVC double glazed window to front, wall lights, radiator, laminate flooring and patio doors to garden room

## Garden Room 11'8" x 9'6"



Supalite style roof system with inset lighting, laminate flooring and French doors into the gardens.

## Dining Room 13'5" into square bay x 8'7"



UPVC double glazed bay window to front, laminate flooring and radiator.

## Kitchen 13'11" x 9'8"



Selection of high gloss base and eye level units with working surfaces incorporating a single drainer sink unit with pedestal mixer tap, Bosch induction hob with glass splashback and overhead extractor, Bosch double electric oven and grill, Bosch integrated dishwasher, worktop lighting, ambient lighting, UPVC double glazed window to rear, laminate flooring, splashbacks, contemporary design column radiator with mirror, interconnecting door to

## Utility 4'10" x 8'9"

Single drainer stainless steel sink unit, space for fridge freezer, plumbing for automatic washing machine, large understairs cloaks cupboard. Door to garden.

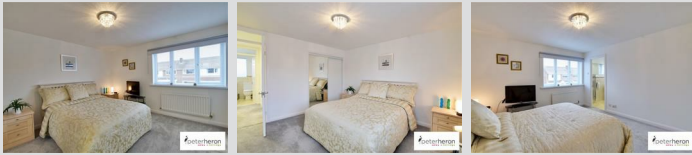
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# MAIN ROOMS AND DIMENSIONS

## First Floor Landing

### Master Bedroom 12'6" x 11'10"



Built in wardrobes with sliding doors, UPVC double glazed window, radiator, door to

### En-Suite Shower Room



Low level WC, wall mounted washbasin and large walk in shower enclosure - attractive white suite with wall and floor tiles, electric shaving point, ladder design heated towel rail, fitted mirror, UPVC double glazed window.

### Bedroom 2 (front) 11'4" x 11'8" into fitted wardrobes



Fitted wardrobes with mirror fronted sliding doors, UPVC double glazed window and radiator.

### Bedroom 3 (rear) 8'9" x 10'3"



UPVC double glazed window, built in wardrobe and radiator.

### Bedroom 4 (rear) 8'8" x 10'3"



UPVC double glazed window., built in wardrobe and radiator.

### Family Bathroom



Fitted with a white suite of panelled bath with shower over and glass screen, half wall hung pedestal washbasin and low flush w.c. Ceramic splash tiling and double glazed window, chrome heated towel rail.

### Outside



Gardens to front with mature copper beach boundary, patterned concrete drive leading to DOUBLE GARAGE with 2x Hormann remote control doors. Enclosed west facing gardens to the rear with attractive landscaping including an impressive water feature, patio seating areas and large Keter outdoor storage shed, attractive borders, external lighting and cold water supply. Single door to garage. Passage to side.

### Garage 17'7" x 17'10"

With 2x Hormann remote control doors

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# MAIN ROOMS AND DIMENSIONS

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## Sea Road Viewings

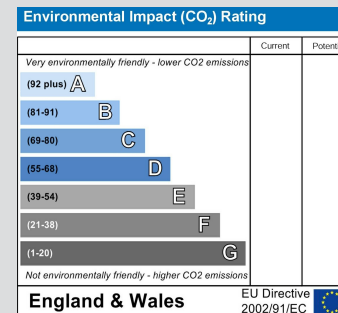
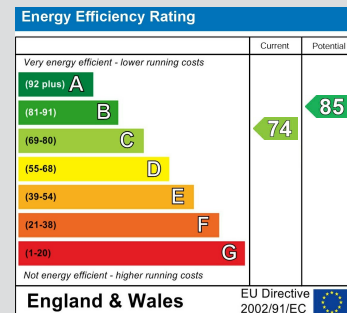
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