









An impressive, 4 bedroom, 2 bathroom and 3 reception Room detached residence, occupying a generous plot on this desirable cul-de-sac in the heart of Cleadon Village. The beautifully appointed interior is accessed via an entrance porch leading through to a superb reception hall with staircase to the first floor, wood flooring and a cloakroom/wc. The delightful 22ft lounge enjoys a dual aspect, feature fireplace and French doors to the rear terrace and there is a separate 16ft dining room with bay window. The stylish kitchen / diner is located to the rear of the property and is fitted with an excellent range of high quality units, wood and granite worksurfaces and a selection of integrated appliances. On the first floor, a spacious landing leads off to a master bedroom with a modern en-suite shower room/wc, there are three further bedrooms and an upgraded family bathroom/wc. The gardens are a wonderful feature of the property with swathes of lawn, patio area, summer house and well stocked, established borders with plants, shrubs and trees. There is a generous driveway, providing ample off street parking, in addition to a 30ft long integral garage. The property is ideally located for Cleadon Village, shops and schools as well as offering links to road networks to surrounding areas and to wider parts of the region. Representing a rare opportunity to the open marketplace, we highly recommend a detailed inspection to appreciate the location, well proportioned accommodation, immaculate presentation and beautiful gardens this exceptional home has to offer.

MAIN ROOMS AND DIMENSIONS

Tenure Freehold

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

Ground Floor

Access via Composite entrance door to

Entrance Porch

Glazed windows and tiled floor. Part glazed door with leaded detailing leading through into

Reception Hall



Two radiators, wood flooring staircase to first floor.

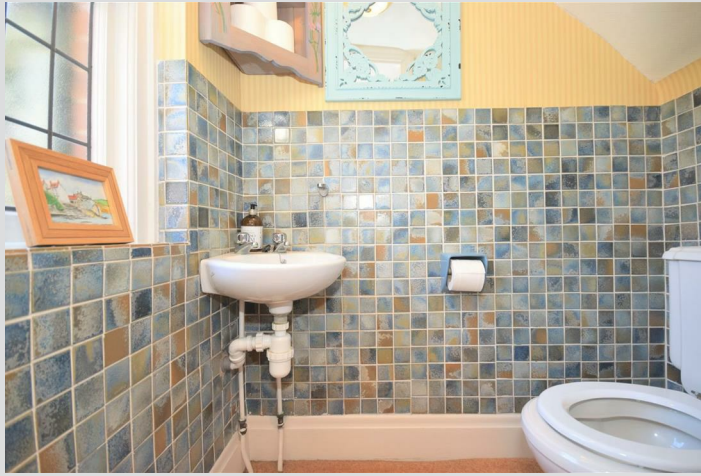


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MAIN ROOMS AND DIMENSIONS

Cloakroom/WC



Low level WC and washbasin, Double glazed window.

terrace, wood flooring, two radiators, coving to ceiling and feature fireplace with a living flame effect gas fire.



Lounge 22'3" into bay x 11'9"



This impressive room has a dual aspect with bay window to front and double glazed doors leading out onto the rear patio



Dining Room 16'4" into bay x 9'10"



Bay window to front, radiator, wood flooring and coving to ceiling.

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MAIN ROOMS AND DIMENSIONS

Kitchen/Diner 20'8" x 12'5"



Fitted with an excellent range of quality units with both wood and granite working surfaces over incorporating a Belfast style sink unit, space provided for the inclusion of a range style cooker, integrated dishwasher, double glazed window to the rear overlooking the garden and a double glazed French door leading out to the patio area. Kitchen area is tiled whilst the dining area has wood flooring. Door to garage.



First Floor Landing

This spacious landing has a double glazed window.

MAIN ROOMS AND DIMENSIONS

Master Bedroom 14'5" x 12'1"



Double glazed window to front, radiator, coving to ceiling and door to

En-Suite Shower Room



Modern suite comprising of a WC, washbasin and walk in

double shower cubicle, tiled walls and floor, double glazed window to rear, extractor fan and towel rail.



Bedroom 2 16'0" x 13'5" maximum measurement



This room enjoys a dual aspect with double glazed windows to both the front and rear, two radiators and coving to the ceiling.

Bedroom 3 13'9" x 9'10"



Double glazed window to front, radiator and coving to ceiling.

Bedroom 4 9'2" x 8'10"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Family Bathroom



This superb bathroom is fitted with a period style suite comprising of a low level WC, pedestal washbasin and a roll top claw feet bath with a mains shower over, radiator with heated towel rail and double glazed window.



Front Exterior

To the front of the property there is a delightful well maintained garden and a generous driveway providing ample off street parking and also access to the GARAGE.

Rear Exterior



To the rear of the property there is a superb generous garden with lawned areas, patio and established borders with plants, shrubs and trees. Delightful SUMMERHOUSE which enjoys pleasant views over the garden.



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MAIN ROOMS AND DIMENSIONS



Garage 30'2" x 12'1"

Main double timber access doors, door to the rear of the property, window and built in storage cupboards. Access into the property through the kitchen/diner.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band F and the Local Authority is South Tyneside Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be

relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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 or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Sea Road Viewings

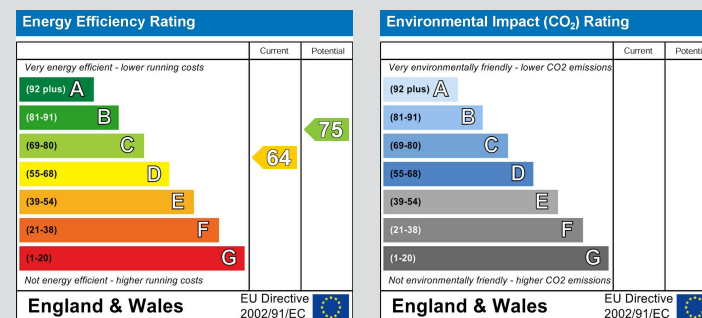
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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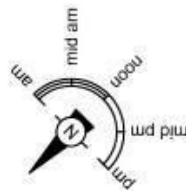
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Ground Floor
Approximate Floor Area
(75.57 sq.m)



First Floor
Approximate Floor Area
(81.19 sq.m)



8 Meadowfield Road