









An impressive, spacious four bedroomed two bathroom and three reception room semi detached home boasting extensions to both the ground and first floor level, this stunning home, which also has a superb billiard/snooker room, offers an excellent opportunity to those families who wish to live within this picturesque village of Cleadon, with an excellent range of amenities.

The property offers "Turnkey" living accommodation which would suit that space hungry family and internally features an entrance porch, reception hall, sitting room, lounge, large open plan living kitchen island and dining area, separate utility and ground floor w.c.. a huge family room which is currently used as a snooker room, four well proportioned first floor bedrooms, an en-suite and walk in wardrobes to the principal bedroom and a family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has a large college set drive to the front with off street parking for four cars and a gate to the side provides access through to block paved gardens with a timber shed, whilst to the rear the spacious gardens enjoy a westerly aspect and feature attractive lawns and large patio seating areas.

Located on this fashionable estate within easy reach of Cleadon Village Academy, local shops and East Boldon Metro Station, this delightful home is without doubt one of the largest available of its kind on the market today and immediate internal inspection is highly recommended as considerable interest is anticipated.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Composite door to

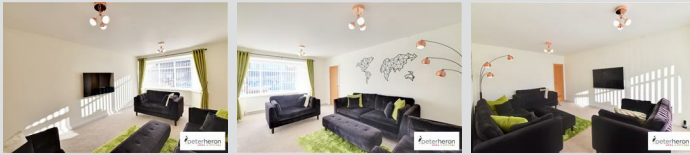
Entrance Porch

Open plan to

Reception Hall

Spindle balustrade staircase and solid oak handrail, double radiator, wood effect laminate flooring.

Sitting Room 11'5" x 19'10"



Into bay with UPVC double glazed window to front aspect, double radiator, built in cupboard with wall mounted gas combination boiler serving hot water and radiators.

Lounge 12'2" x 12'7"



UPVC double glazed bay window to front, two double glazed windows to side, double radiator.

Living Room/Kitchen 17'11" x 21'9"



This is a wonderful space perfect for entertaining and families and features a large open plan dining area which also serves an extensive kitchen with a huge selection of base and eye level units with granite working surfaces and upstands incorporating an inset single drainer sink unit with pedestal mixer tap and impressive island with seating for four people. Integrated appliances include a five burner gas hob with built under electric oven and overhead extractor hood, dishwasher, plinth heater, fridge and freezer and a second fan assisted oven and combination microwave. UPVC double glazed windows are located to the rear with French doors to the side. LED downlights. Heat smoke alarm. Wood effect laminate flooring. Contemporary design column radiator.

Utility 8'1" x 9'3" maximum dimensions

Base and eye level units with working surfaces, space for freezer, plumbing for automatic washing machine, UPVC double glazed window, single radiator, laminate flooring.

Ground Floor Washroom

Low level WC and wall mounted washbasin - attractive white suite with wall tiles, laminate flooring, UPVC double glazed window to side.

Family Room 16'1" x 22'9"

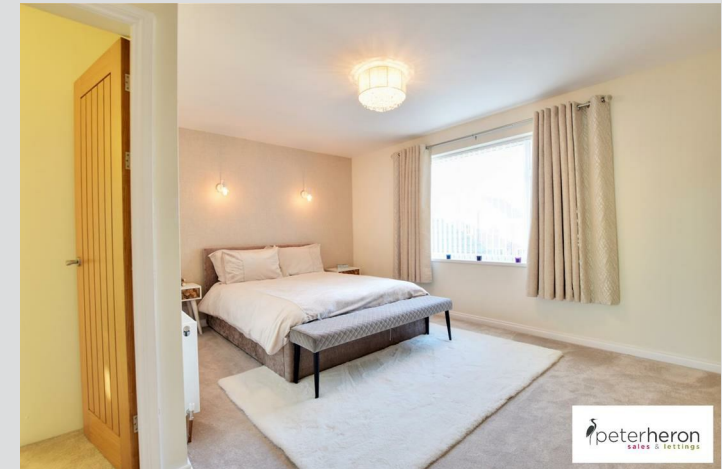


UPVC double glazed French doors leading directly out into spacious rear gardens, corner seating area, two radiators.

First Floor Landing

Access to floored loft via folding timber ladders.

Principal Bedroom 13'1" x 15'7"



UPVC double glazed window to rear, part electric underfloor heating.

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MAIN ROOMS AND DIMENSIONS

Walk in Wardrobes



Two fitted wardrobes with sliding mirror doors, electric underfloor heating, convector radiator, UPVC double glazed window to side.

En-Suite Shower Room



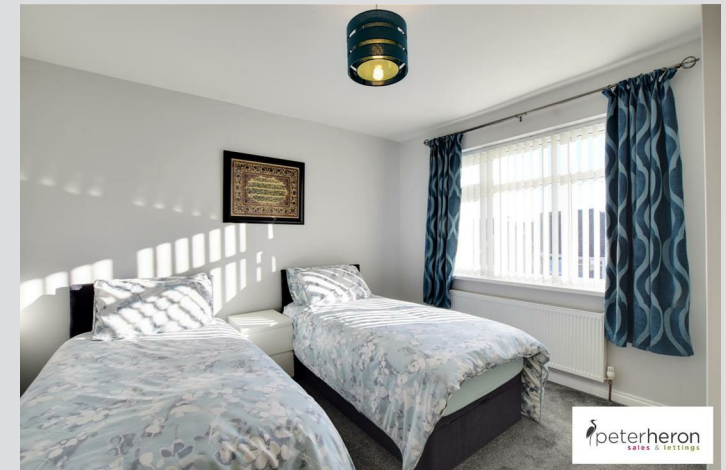
Low level WC, wall mounted washbasin, large shower enclosure with rainforest shower head and secondary riser - attractive white suite with wall tiles, laminate flooring, UPVC double glazed window, wall mounted extractor unit, single radiator.

Bedroom 2 11'2" x 11'8"



UPVC double glazed window to front, single radiator.

Bedroom 3 11'3" x 11'8"



UPVC double glazed window to rear, single radiator.

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Bedroom 4 11'5" x 9'3" maximum dimensions



UPVC double glazed window to front.

Family Bathroom



Low level WC, wall mounted washbasin vanity unit with drawers under, free standing double ended bath with floor mounted tap and showerhead, large walk in shower enclosure with rainforest showerhead and handheld riser - attractive white suite with split face tiled walls, ladder design heated towel rail, UPVC double glazed window to front, wall mounted extractor unit.

Outside



Large college set drive to front with off street parking for four cars, gates to side providing access through to a very useful side garden with block paving, external sockets and cold water supply. Timber storage shed 3.66m x 1.22m. Passage to the side provides access through to spacious lawned gardens with an extensive patio seating area and raised planters. In addition there are electric points and a second cold water supply.

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.

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Sea Road Viewings

To arrange an appointment to view this property please contact our Fawcett Street 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

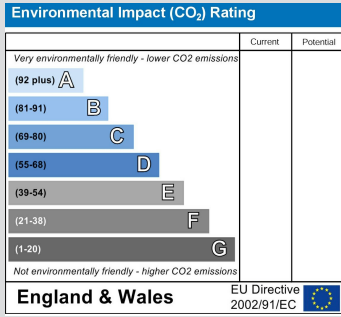
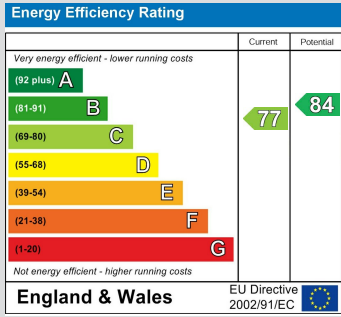
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Ground Floor
Approximate Floor Area
(103.81 sq.m)



First Floor
Approximate Floor Area
(76.15 sq.m)

