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3 Fern Drive, Cleadon Village, Tyne and Wear SR6 7SR

£375,000

We are delighted to offer to the market this well presented, freehold 3 bedroom detached house, offering ready to move into accommodation. Located in the heart of Cleadon Village which is an idyllic residential area having a selection of shops, cafes, pubs, churches and parks on your doorstep as well as within easy access of Cleadon Hills and the coast. This delightful home is also within the catchment area for Cleadon C of E Academy and Whitburn Academy. The property offers spacious, light and airy accommodation and briefly comprises; 18ft Living Room with staircase leading to the first floor, Dining Room ideal for entertaining or for family living and Kitchen/Breakfasting Room fitted with a comprehensive range of floor, wall and drawer cabinets plus some integrated appliances. To the first floor there are 3 Bedrooms and a stylish refitted Family Bathroom. The property also has the benefit of double glazing, central heating and a driveway providing off street parking and leading to a single garage. The rear gardens offer a very private and secure space for relaxation, entertaining or playing children. This property must be viewed to appreciate the versatility of the accommodation on offer. Council Tax Band D

Ground Floor

Living Room

18'1" x 12'4" (5.52 x 3.77)



Natural lighting to this spacious reception room is provided by a double glazed bay window offering views over the gardens to the front. This room also has the benefit of a staircase with balustrades and newel posts, leading to the first floor, heating is provided by a vertical central heating radiator and laminate flooring completes this stylish room perfectly. This delightful home is accessed via a composite door. A built in cupboard offers storage space.

Living Room



Living Room



Dining Room

8'3" x 10'7" (2.54 x 3.25)



The dining room is wonderfully positioned at the rear of this superb home and provides an ideal place to entertain or to hold formal dinner parties. Features of this room include a double glazed window with views over the rear garden, a central heating radiator and laminate flooring.

Kitchen/Breakfast Room
18'5" x 10'7" (5.62 x 3.23)



The heart of this beautiful home is fitted with a comprehensive range of floor, wall and drawer cabinets with inset sink unit with mixer tap and drainer plus contrasting work surfaces. Integrated appliances include an oven, hob and extractor hood, there is also space for a washing machine. This room is bathed in natural light from 2 double glazed windows and a lantern there is also recessed lighting to the ceiling which offers mood lighting. Further features of this room include a breakfast bar, a central heating radiator and doors provide access to the rear garden and garage.

Kitchen/Breakfast Room



Kitchen/Breakfast Room

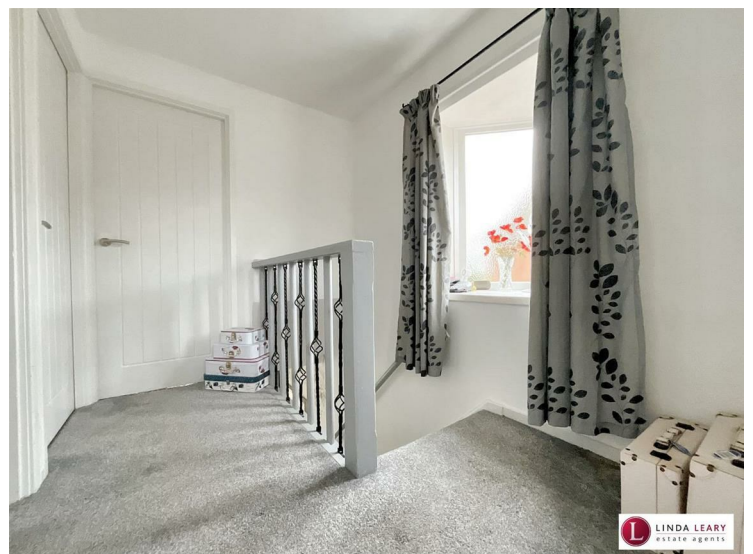


Kitchen/Breakfast Room



First Floor

Landing



The landing has a distinctly light and airy feel featuring a double glazed window allowing the flood of natural light. Doors lead from the landing providing access to all first floor rooms. A built in cupboard offer storage space,

Bedroom 1 (Front)
12'3" x 9'11" (3.74 x 3.04)



A fabulous room featuring a double glazed window with central heating radiator below. The decor of this room is complemented by a range of fitted wardrobes providing hanging and storage space.

Bedroom 2 (Rear)
10'11" x 9'8" (3.35 x 2.96)



This double bedroom located at the rear of the property offers a double glazed window with views over the garden. A central heating radiator provides background heating and there is also laminate flooring.

Bedroom 1 (Front)



Family Bathroom
8'0" x 5'5" (2.46 x 1.66)



An elegant family bathroom comprising a panelled bath with shower over, wash hand basin set into a vanity unit also providing storage space, and close coupled w.c. Two double glazed windows provide this room with natural lighting and a central heating radiator provides background heating. Tiling to the walls and contrasting flooring complete the calming feel of this room

Bedroom 3 (Front)

9'3" x 7'11" (2.83 x 2.42)



Set to the front of the property, natural light flows through the double glazed window of this room. A central heating radiator completes this elegant room. A built in cupboard offers storage space, there is also access to the loft.

Exterior

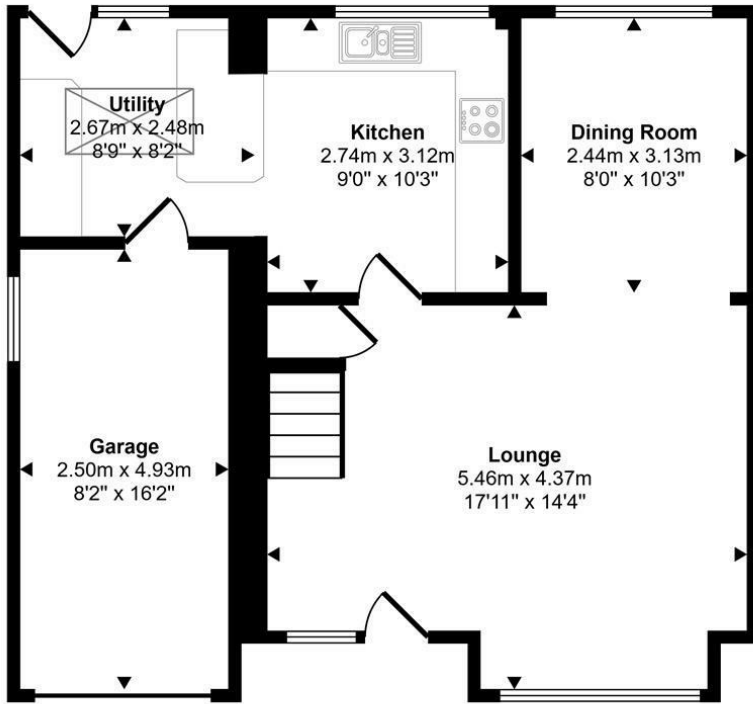


A boundary wall to the front of this superb home surrounds a lawn and blocked paved driveway which provides off street parking and leading to an attached garage. The rear of the property has an enclosed garden site comprising a lawned area and paved patio ideal for entertaining, to catch the summer sun or providing a secure environment for playing children.

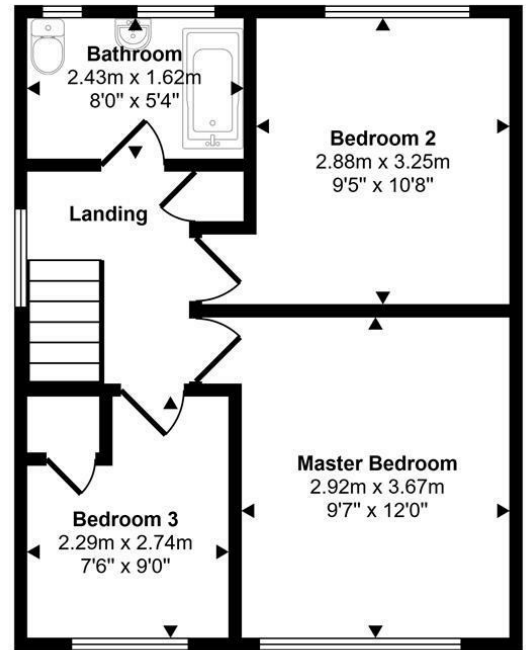
Garden



Approx Gross Internal Area
99 sq m / 1066 sq ft

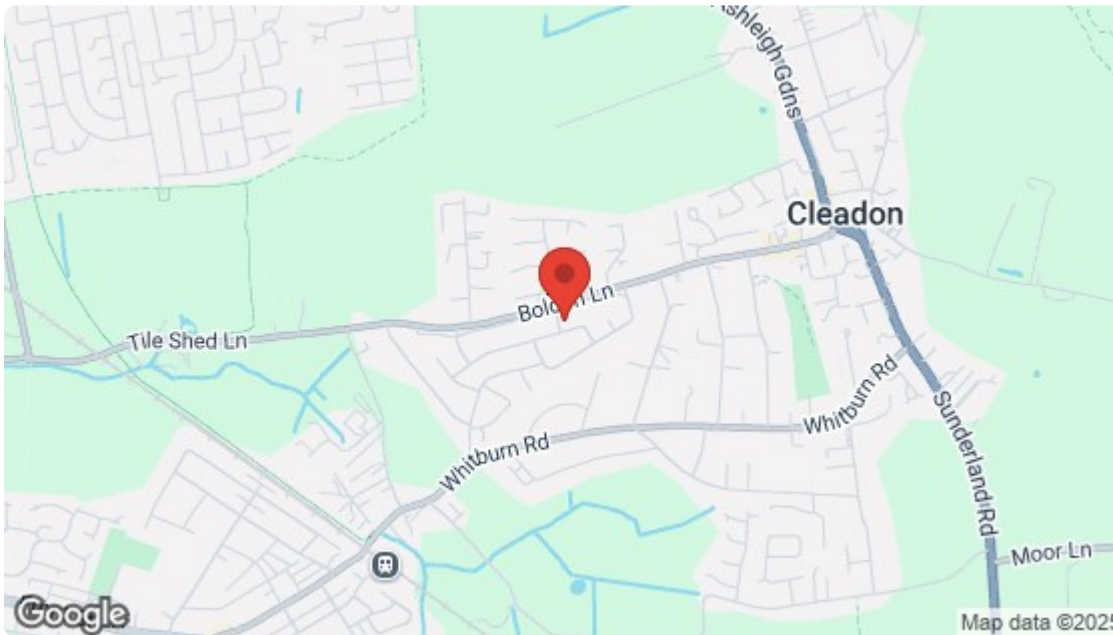


Ground Floor
Approx 61 sq m / 654 sq ft



First Floor
Approx 38 sq m / 412 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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