









This stunning four bedroom semi-detached house, has been extended and remodelled to provide impressive and flexible accommodation. Internally the immaculate accommodation on the ground floor briefly comprises of a hall with a staircase to the first floor and a cloakroom/wc, an attractive lounge and a fabulous 29ft open plan dining kitchen and family room, spanning the width of the rear of the property. The kitchen is fitted with a stylish range of units, luxury worksurfaces, breakfast bar, a selection of integrated appliances and there are French doors leading out on to the decked area. Completing the ground floor is a useful utility and bedroom four, currently utilised as a home office. On the first floor there are three bedrooms and a fabulous, contemporary bathroom/wc, featuring a free standing bath and a walk in shower. Externally, there is double width driveway to the front and to the rear a superb landscaped garden with a lawn, decked area and planted borders. Occupying a pleasant cul-de-sac position, the property is ideally placed for the amenities available in Cleadon Village with cafes, restaurants, bars and shops, as well as schools. The property is also within easy reach of East Boldon Metro station making it ideal for those who wish to commute through to Newcastle upon Tyne. We highly advise arranging a detailed inspection to appreciate the location and quality of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Porch

Reception Hall



Staircase to first floor and radiator.

Lounge 15'5" x 13'1"



Double glazed windows to front and column radiator. Open plan into dining kitchen and living area.

Open Plan Kitchen/Dining and Family Area 29'10" x 13'8"



Double glazed window to rear, double glazed bay window to rear, UPVC double glazed French doors to rear gardens and 2x column radiator. Door to utility.

Kitchen Area



Modern range of wall and base units with countertops over incorporating single bowl sink unit with mixer tap. Integrated appliances include oven, electric hob and dishwasher. Space for American style fridge freezer. 2 seater breakfast bar.

Utility 8'9" x 5'11"

Space for washing machine and tumble dryer. Wall mounted Baxi boiler.

Bedroom 4 / Study 12'9" x 8'11"



A versatile room, currently utilised as a home office, it has a double glazed window to front and radiator.

Cloakroom/WC



Low level WC and washbasin double glazed window.

First Floor Landing



Double glazed window to side and access point to loft.

Bedroom 1 11'6" x 10'11"



Double glazed window to front, double radiator and built in wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'6" x 10'11"



Double glazed window to rear and double radiator.

Bedroom 3 10'4" x 8'9"



Double glazed window to front and double radiator.

Bathroom



Low level WC, washbasin set into vanity unit, free standing bath and walk in shower enclosure - white suite, heated towel rail and double glazed window.

Outside



Double width driveway to the front and to the rear a superb landscaped garden with a lawn, decked area and planted borders.

Views



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.

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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

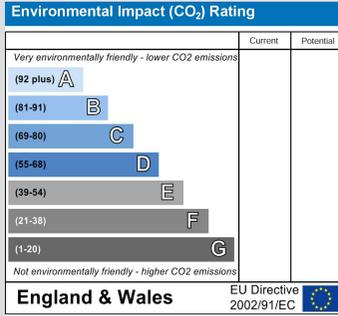
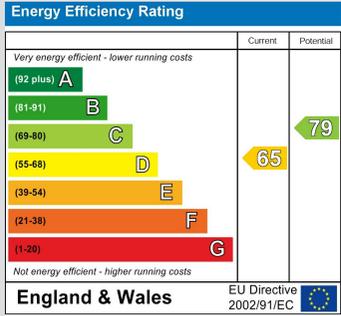
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MAIN ROOMS AND DIMENSIONS



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Floor 0

Approximate total area⁽¹⁾
120.5 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.