









This beautifully presented Post-war four bedroom bay window semi detached home sitting within a stunning, well established mature garden plot offers a comfortable, well modernised internal living space ideal for those discerning families who wish to live within "The Plantation" of Cleadon village.

Internal accommodation comprises reception hall, lounge, garden room sharing an open plan arrangement with the dining room and kitchen, utility, four first floor bedrooms, a large en-suite bathroom to the principal bedroom and family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has beautifully appointed gardens to the front with a drive leading to integral garage and magnificent south west facing gardens to the rear with established lawns, well stocked mature borders, water features and various patio seating areas, all sharing the optimum in privacy.

Walking distance of all local amenities set within the highly sought after and picturesque village of Cleadon which is well known for its semi rural situation, offering easy access to the coast, nearby villages of Whitburn and East Boldon, and within easy reach of the wider North East conurbation including Sunderland City Centre, South Shields, Newcastle and Durham City. Perfect for those who require a "Turn-key" living space, this delightful home is sure to impress all who view!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to lobby.

Entrance Lobby

Timber effect tiled floor, wall panelling to dado level and part glazed door to hall.

Reception Hall



Turned spindle balustrade staircase, decorative wall panelling, understairs cloaks cupboard, radiator with radiator cover, UPVC double glazed window to front and wood effect laminate flooring.

Lounge 12'2" x 18'2"

Maximum dimensions into bay with UPVC double glazed windows to front boasting plantation shutters, wood effect laminate flooring, double radiator, picture rail, coved cornicing to ceiling, living flame gas fire set within ornate style surround with tiled hearth and stone effect surround.

Dining Room 7'11" x 15'4"



Fireplace recess with space for electric or wood burning stove, contemporary design column radiators, wood effect laminate flooring and open plan to garden room.

Garden Room 9'10" x 14'4"



Vaulted ceiling with large Velux windows, UPVC double glazed windows and French doors overlooking the magnificent south west facing rear garden, wood effect laminate flooring and radiator. The dining room shares an open plan arrangement with the kitchen.

Kitchen 13'1" x 7'9"



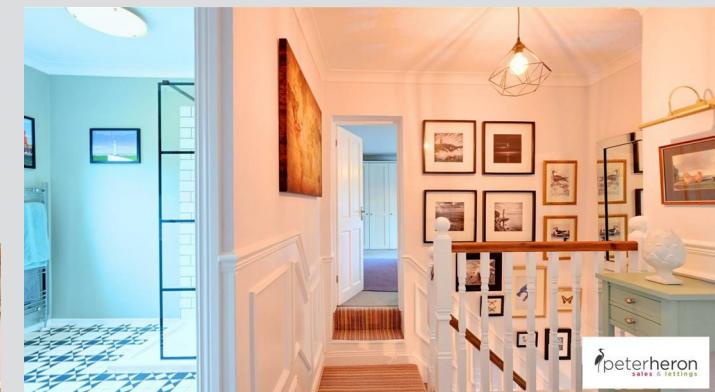
Beautifully crafted kitchen with a range of base and eye level units with marble effect Quartz worktops and upstands incorporating an inset 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, UPVC double glazed windows overlooking the rear garden, worktop lighting, fitted shelving, wall panelling, decorative tiled splashbacks, integrated appliances include gas hob with overhead extractor hood, split level double electric oven and integrated dishwasher.

Utility 7'10" x 7'1"



Plumbing for washer, space for tumble dryer and fridge freezer, wall mounted Baxi Duo Tech combination boiler serving hot water and radiators. Interconnecting door to garage.

First Floor Landing



Access point to loft.

Bedroom 1 (front) 16'6" x 15'1"



UPVC double glazed windows to front with plantation shutters, contemporary design column radiator, coved cornicing to ceiling, glass doors to en-suite.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

En-Suite Bathroom 7'3" x 15'0"



Low level WC, wall mounted washbasin, double ended bath with shower mixer taps, large walk in shower enclosure with wall and floor tiles, ladder design heated towel rail x2 and UPVC double glazed window with plantation shutters to rear.

Bedroom 2 (front) 10'10" x 14'3"



Into bay with UPVC double glazed windows with plantation shutters to front, single radiator, picture rail and coved cornicing to ceiling.

Bedroom 3 (rear) 12'0" x 11'0"



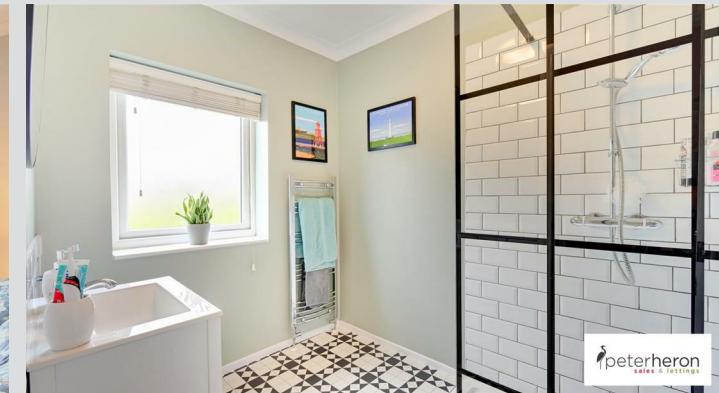
UPVC double glazed window to rear and single radiator.

Bedroom 4 (front) 8'3" x 9'1"



UPVC double glazed window to front and single radiator.

Shower Room



Washbasin vanity unit with cupboards under and walk in shower enclosure - white suite with tile effect vinyl flooring, part tiled walls, ladder design heated towel rail x2 and UPVC double glazed window to rear.

Separate WC



Part tiled walls, tile design cushion flooring, UPVC double glazed window and coved cornicing to ceiling.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Outside



Beautiful gardens to the front with attractive natural landscaping, College set drive providing off street parking which leads to integrated garage and enclosed mature gardens to the rear. Magnificent enclosed gardens to the rear with a large patio seating area accessed directly from the garden room, overlooking extensive lawns with mature borders and a fish pond. Meandering path leading down to second water feature with seating area, archway leads through to another gorgeous garden and a gates leads through to secret garden with timber shed and greenhouse.

Garage 15'2" x 16'6"

Remote control electric Hormann Supramatic sectional door , electric car charge point, lights and sockets.

Council Tax Band

The Council Tax Band is Band E.

Tenure Freehold

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

Important Notice - Particulars

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. 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.

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 £300.00 by Movewithus 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.

		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	

		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	



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(70.40 sq.m)



First Floor
Approximate Floor Area
(81.40 sq.m)