















An extended detached house, occupying a delightful cul-de-sac position within the highly sought after area of Cleadon. Internally the property is accessed via an entrance hall with a cloakroom/wc and a door connecting through to an inner hall with staircase to the first floor. There is a spacious L-shaped dining room that opens through to a well-proportioned living room. Completing the ground floor is a conservatory and a modern kitchen, fitted with a range of units, luxury worksurfaces and a selection of integrated appliances. On the first floor there are three bedrooms and a fabulous, contemporary shower room/wc. Externally, there is a garden to the front with a generous block-paved driveway accessed via a gated entrance, an attached single garage, a useful side access and a pleasant garden to the rear. The property is ideally placed for the amenities available in Cleadon Village with cafes, restaurants, bars and shops, as well as schools. It is also well located for transport connections by road and also the Metro system, 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, plot and potential of the accommodation on offer!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door into entrance hall.

### Entrance Hall



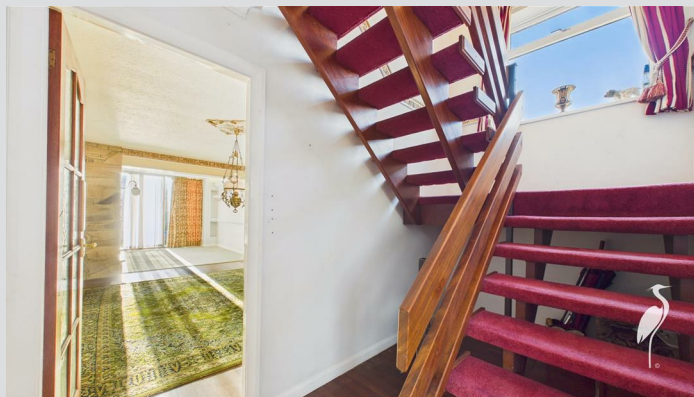
Cloaks cupboard with sliding doors, window with double glazed frosted glass and doors to the cloakroom/WC, garage and inner hall.

### Cloakroom/WC



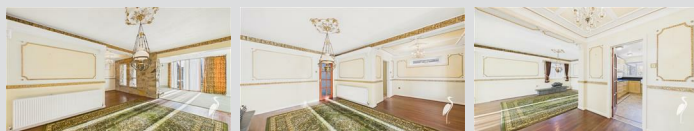
Low level WC, pedestal wash hand basin and a radiator.

### Inner Hall



Staircase to the first floor and a door to the dining room.

### Dining Room 20'4" x 16'4"



This spacious L shaped room has a double glazed window to the side, radiator, a door to the kitchen and the room opens through into the living room.

### Living Room 20'4" x 18'9"



Generously proportioned room with two radiators, tall feature timber framed floor to ceiling double glazed sealed unit windows, two further double glazed small windows to the side and there is a door to the conservatory.

### Conservatory 9'9" x 14'0"



Double glazed windows overlooking the garden, double glazed door to the garden, tiled floor.

### Kitchen 8'7" x 13'4"



Fitted with a range of modern wall and base units with luxury work surfaces over incorporating a Belfast style sink unit. Integrated appliances include a double oven, induction hob, fridge freezer and a washing machine, there is a double glazed window to the front and a double glazed door to the side.

### First Floor Landing

Built in cupboard and doors leading off to the three bedrooms.

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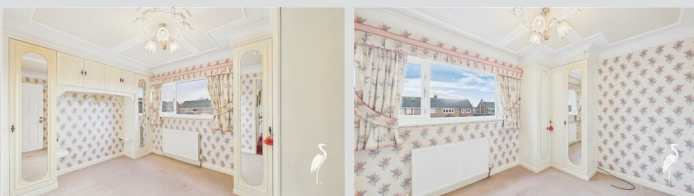
# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 8'2" x 14'3"



Double glazed windows to the side and rear, radiator, fitted wardrobes with matching dressing table and drawer units.

## Bedroom 2 11'9" x 8'6"



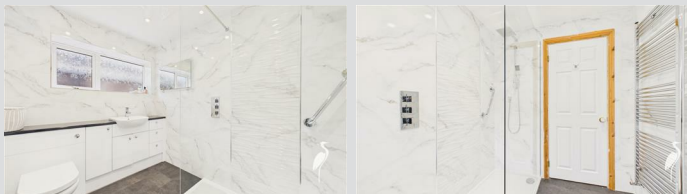
Double glazed window to the rear, radiator and fitted wardrobes.

## Bedroom 3 8'6" x 7'3"



Double glazed window to the front and a radiator.

## Shower Room



Contemporary suite with low level WC with concealed cistern, wash hand basin and a walk in shower with mains fed shower, tiled walls, fitted storage cabinets, ladder style radiator and a double glazed window.

## Outside



To the front of the property there is garden with a generous block paved driveway providing off street parking, accessed via a gated entrance, useful side accesses to both sides of the house, to the rear is a delightful garden with a lawn, planting and paved pathway.

## Tenure

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

## Council Tax Band

The Council Tax is Band E.

## Important Notice

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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.

## Viewings

To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

## Opening Times

Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 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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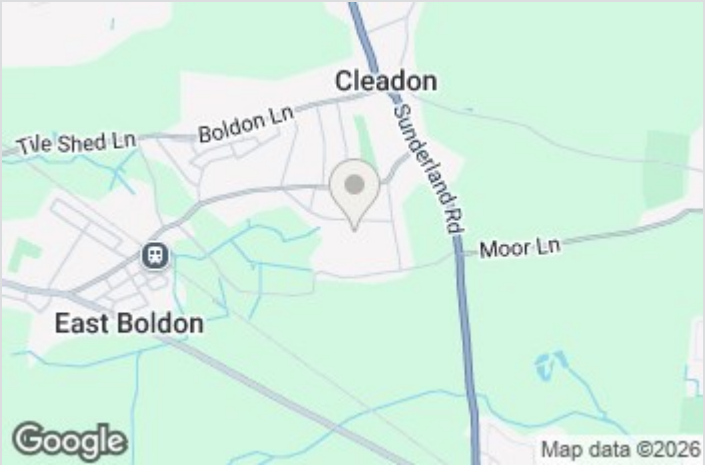
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# MAIN ROOMS AND DIMENSIONS

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	65	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

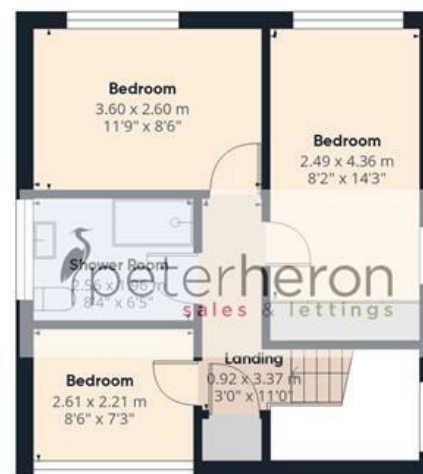


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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

141.2 m<sup>2</sup>

1519 ft<sup>2</sup>

Reduced headroom

3.1 m<sup>2</sup>

33 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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